

**1402, 8810 Royal Birch Boulevard NW
Calgary, Alberta**

MLS # A2169271



\$374,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	970 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 568
Basement:	-	LLD:	-
Exterior:	Brick, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C2
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: -

Rarely for sale a Top Floor, Corner Unit! One of the finest and largest unit you will find in this Condominium. Lots of windows and nice and bright layout in this great floor plan with separated bedrooms. 2 full baths, (a 4 pce Ensuite). I forgot to mention a kitchen that adorns the Spacious open plan. Granite countertops, recently purchased newer appliance with in the last 4 years. Exceptional appliance package I may add. There are two Storage units, (one interior and one exterior just off the extra large Deck). Even a Little MountainView from the Deck that also has a natural gas hookup for your BBQ. There is the one underground parking stall and if you like you can rent the extra Surface stall currently with this suite for \$900.00 annually. Save time, there is an "Exit" door and stairwell right beside the this unit door that takes you directly down to your underground parking stall or short cut out to the side entrance to the rental stall. The Unit has the Best location with the Best Underground Parking Stall in the complex. Washer and Dryer purchased about 2 years ago> Short walk to so many amenities Including Schools, Transportation, Shopping to Tims, Starbucks, Walmart, London Drugs, you name it ... and great Eating Establishments. This pet-friendly building is ideally positioned, providing quick access to YMCA, Tuscany Station, and Stoney Trail. The Royal Oak School (K-3) and William D. Pratt School (4-9) are close at hand. The private School of Renert School (K-12) is within 5 minutes driving distance . Most utilities are covered by the condo fees, ensuring cost certainty and convenience. Don't miss out on this great opportunity to own one of the best units in the building. Experience the perfect blend of comfort, style, and convenience in this beautiful Royal Oak residence.