

# \$324,900 - 1431, 8810 Royal Birch Boulevard Nw, Calgary

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MLS® #A2240367

**\$324,900**

2 Bedroom, 2.00 Bathroom, 944 sqft  
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

TOP FLOOR | ALL UTILITIES INCLUDED (HEAT/ELECTRICITY/WATER) | MOUNTAIN VIEWS | Welcome to #1431, 8810 Royal Birch Boulevard NW – a top floor, 2 bedroom, 2 bathroom unit offering over 943 sq ft of bright and spacious living space, making it one of the largest in the complex. The open layout features a designated dining area, a clean and bright white kitchen, and a sun filled living room that leads to a generous south facing balcony with beautiful mountain views. The functional floor plan includes a full second bathroom, a large secondary bedroom, in suite laundry and storage, and a spacious primary suite with a private ensuite. Enjoy the convenience of a heated underground parking stall and a fantastic location just steps from grocery stores, cafes, and daily amenities. Surrounded by scenic parks and bike paths, and just minutes from a world class YMCA. Commuting is a breeze with easy access to Stoney Trail, Crowchild Trail, and a bus stop right outside offering a 10 minute ride to the Tuscany LRT Station. Condo fees include electricity, heat, and water helping you manage monthly costs with ease. Don't miss out on this exceptional opportunity!

Built in 2005

## Essential Information



MLS® #	A2240367
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	944
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1431, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

### Amenities

Amenities	Elevator(s), Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

### Interior

Interior Features	No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### Exterior

Exterior Features	Balcony, Other, Playground
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Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 17th, 2025
Days on Market	2
Zoning	M-C2 d120

**Listing Details**

Listing Office	RE/MAX First
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