

**1111, 8810 Royal Birch Boulevard
Calgary, Alberta**

MLS # A2298261



\$309,900

Division:	Royal Oak		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating: Hot Water, Natural Gas

Floors: Vinyl, Vinyl Plank

Roof: Asphalt Shingle

Basement: -

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, Storage

Water: -

Sewer: -

Condo Fee: \$ 549

LLD: -

Zoning: M-C2 d120

Utilities: -

Inclusions: N/A

Welcome to a beautifully updated, move-in-ready condo in the heart of one of the NW's most desirable communities. Offering just under 900 sq ft of bright, functional living space, this 2-bedroom, 1-bath home has been thoughtfully refreshed to offer a high-end feel at an accessible price point. You can feel the "newness" the moment you walk in. The entire home features brand-new flooring and lighting, giving the space a clean, contemporary vibe. We've also handled the big-ticket appliances for you—with a new washer, dryer, and dishwasher already installed, you can move in with total peace of mind. The open-concept design connects the kitchen, dining, and living areas seamlessly. The space is anchored by a cozy electric fireplace and large windows that flood the home with natural light. Skip the elevator. This unit offers the ultimate convenience for groceries, gear, and guests, while still providing the security and year-round comfort of titled underground parking. Step outside to your private balcony—the perfect spot for a morning coffee or a quiet evening. Living in Rocky Ridge puts you minutes away from the world-class Rocky Ridge YMCA, scenic walking paths, and local parks. With quick access to shopping at Royal Oak and Crowfoot, plus easy routes via Crowchild and Stoney Trail, you're perfectly positioned for a commute downtown or a weekend escape to the mountains. Modern updates, main floor ease, and a prime NW location—this is the complete package. And better yet, this unit has a large storage room in front of the titled parking for extra space for all your things! For all the info, photos, and a guided 360 tour, click the links below!