

\$299,999 - 1126, 8810 Royal Birch Boulevard Nw, Calgary

MLS® #A2261900

\$299,999

2 Bedroom, 1.00 Bathroom, 859 sqft
Residential on 0.00 Acres

Royal Oak, Calgary, Alberta

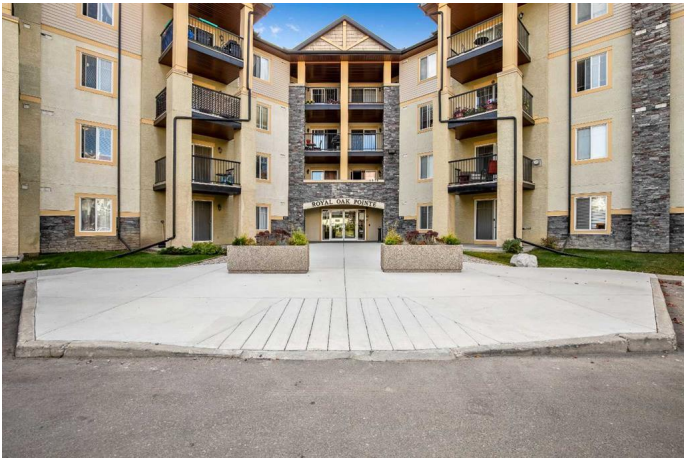
ALL UTILITIES INCLUDED – Prime Location!

Welcome to this bright and well-maintained 2-bedroom, 1 bathroom ground-floor condo in the heart of Royal Oak. Features an open-concept layout, large bedrooms and spacious laundry/storage room. This unit offers easy living with no stairs and direct access. The functional kitchen is ideally located for entertaining friends and family, while the spacious living area opens to a beautiful patio. Enjoy the convenience of surface parking and a dedicated storage unit. Located in a quiet, well-managed building that is pet free as of April 2025. Close to shopping, public transit, parks, and all essential amenities. A perfect opportunity for investors – book your showing today!

Built in 2005

Essential Information

MLS® #	A2261900
Price	\$299,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	859
Acres	0.00
Year Built	2005



Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1126, 8810 Royal Birch Boulevard Nw
Subdivision	Royal Oak
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3G 6A9

Amenities

Amenities	Bicycle Storage, Elevator(s), Snow Removal, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Stall

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Baseboard
Cooling	None
# of Stories	4

Exterior

Exterior Features	None
Construction	Mixed, Stone, Stucco

Additional Information

Date Listed	October 9th, 2025
Days on Market	4
Zoning	M-C2 d120

Listing Details

Listing Office	Nineteen 88 Real Estate
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.