1204 8810 Royal Birch Boulevard NW

Calgary | Active | MLS® A2339445

$290,000









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2005**	**947.1 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Welcome to one of the largest floorplans in the entire complex-a bright, spacious 2-bedroom, 2-bathroom condo in the desirable community of Royal Oak. This standout unit offers an expansive open-concept layout with large windows that fill the home with natural light. The kitchen features ample cabinetry and a raised eating bar, creating the perfect space for casual dining and entertaining.

The living area flows onto a covered balcony equipped with a BBQ gas line, ideal for year-round grilling and outdoor relaxation. The generous primary bedroom includes a good-sized walk-in closet and a private ensuite complete with an oversized shower. A second bedroom and full bathroom provide excellent flexibility for guests, family, or a home office. Additional conveniences include in-suite laundry/storage room and heated underground parking.

Situated steps from Royal Oak Centre, you'll enjoy easy access to shopping, restaurants, transit, schools (Royal Oak School and William D. Pratt School) and major routes including Stoney Trail. Offering exceptional space and comfort, this rare oversized unit is perfect for first-time buyers, downsizers, or investors seeking a premium condo in a highly sought-after NW location.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2339445
Bedrooms	2
Bathrooms	2
Year Built	2005
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit

Total Living Area:	947.1 sq. ft.
Condo Fee:	$556.00
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Professional Management, Reserve Fund Contributions, Snow Removal, Trash, Water
Front Exposure:	Northeast
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	2
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	2
Year built:	2005 (Age: 21)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0511964
Heating:	Central, Natural Gas
New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank

Cooling:	None
Fireplaces:	0
Garage:	No
Parking:	Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Royal Oak Pointe
Community:	Royal Oak
Amenities:	Elevator(s), Visitor Parking
Appliances:	Dishwasher, Electric Range, Refrigerator, Washer/Dryer Stacked
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Bedroom - Primary · 13'3" × 13'2" ·
Main Floor	Bedroom · 10'10" × 10'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW

Zoning:	M-C2 d120
Listed Date:	Aug 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1204-8810-royal-birch-boulevard-nw-calgary-a2339445/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® 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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.