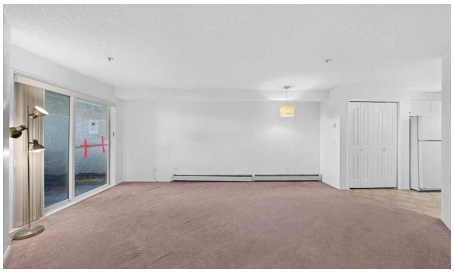
1210 8810 Royal Birch Boulevard NW

Calgary | Active | MLS® A2348192

$204,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2005**	**539.96 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

YOUR ROYAL OAK ERA STARTS HERE... Whether you're buying your very first home, looking for a smart investment, or simply tired of paying someone else's mortgage, this 1 bdrm + 1 bath condo offers an affordable way into one of NW Calgary's most established communities.

Step inside and you'll find a layout with personality... unique architectural angles, an open living and dining space, and a comfortable primary bedroom with convenient in-suite laundry and additional storage. **UPDATES: Interior recently painted AND A NEW BALCONY**.

But the real surprise is outside...

Open the patio doors to an EXCEPTIONALLY LARGE, FULLY COVERED BALCONY... one of only a few of its kind in the building. Better yet, it faces the QUIET COURTYARD SIDE, away from both of the surrounding busy roads, creating a private outdoor space for morning coffee, evening drinks, or simply a little extra room to breathe.

And when it comes to monthly expenses, there's another BIG perk... ELECTRICITY, HEAT, WATER AND SEWER ARE ALL INCLUDED IN THE CONDO FEES.

Downstairs, your TITLED HEATED UNDERGROUND PARKING STALL IS LARGE ENOUGH TO ACCOMMODATE A FULL SIZE TRUCK, with additional storage available to rent through the condo.

Then there's the location. Just beyond your front door, discover community amenities including playgrounds, parks, pools, tennis courts, walking/bike paths, schools, shopping, and well lit sidewalks....everything you need for a fulfilling lifestyle awaits within this home.

The building's balcony replacement project is currently underway, bringing updates to the exterior while you enjoy everything this location already has to offer.

AFFORDABLE. CONVENIENT. SURPRISINGLY SPACIOUS WHERE IT COUNTS.

This isn't just an opportunity to own in Royal Oak... IT COULD BE THE EASIEST WAY TO STOP RENTING AND START BUILDING SOMETHING OF YOUR OWN.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348192
Bedrooms	1

Bathrooms	1
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:	539.96 sq. ft.
Condo Fee:	$386.00
Condo Fee Includes:	Common Area Maintenance, Electricity, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	Northeast
Floor Location:	Other
Entry Level:	1
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, No One Below
Total Rooms Above Grade:	3
Year built:	2005 (Age: 21)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1

Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0511964
Heating:	Baseboard
New Constr.:	No
Construction Material:	Brick, Stucco, Vinyl Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	No
Flooring:	Carpet, Laminate
Cooling:	None
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Titled, 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), Secured Parking, Visitor Parking
Appliances:	Built-In Electric Range, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Inclusions:	NA

Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Yes
Main Floor	Bedroom · 12'2" × 8'8" ·
Main Floor	Kitchen · 9'4" × 8'9" ·
Main Floor	Laundry · 7'3" × 6'7" ·
Main Floor	Living Room · 18'2" × 18'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pond, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Exterior Features:	Balcony, Courtyard
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C2 d120
Listed Date:	Sep 29, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1210-8810-royal-birch-boulevard-nw-calgary-a2348192/

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

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information.