

# \$400,000 - 39, 11333 30 Street Sw, Calgary

MLS® #A2255171

**\$400,000**

2 Bedroom, 2.00 Bathroom, 1,125 sqft

Single Family on 0.00 Acres

Cedarbrae, Calgary, Alberta

Nestled in the heart of Cedargate Village, this unique detached 2 storey home blends the convenience of condo living with detached home ownership. This spacious 2 storey, 1100sqft, 2 bed, 1.5 bath home is situated in the beautiful and established, family-oriented community of Cedarbrae. With vaulted ceilings, brick facing gas assisted wood burning fireplace, private/fully fenced back yard (that is maintained by the condo association), and NO common walls. The full 559sqft basement is partially finished with the POTENTIAL of an additional 3rd bedroom and full bathroom. Your parking stall is located right outside your front door with additional street parking for guests/visitors. Recent upgrades include new 2021 hot water tank. Literally just steps to Cedarbrae elementary and St. Cyril elementary school, greenspaces, parks/playgrounds, bike/walking paths, cafes/restaurants, retail shopping, Costco, CO-OP, Fish Creek Park, Glenmore Reservoir, Southland Leisure Centre, Transit and major thoroughways for easy access around town or for those mountain escapes. This home and location really do have it all. Book your showing today! (id:6289)

Built in 1979

## Essential Information

Listing # A2255171

Price \$400,000



Bedrooms	2
Bathrooms	2.00
Half Baths	1
Square Footage	1,125
Acres	0.00
Year Built	1979
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	39, 11333 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W3Z6

### Amenities

Amenities	Park, Playground, Schools, Shopping, Other
Features	Other, No Animal Home, No Smoking Home
Parking Spaces	1

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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