

\$329,900 - 207, 11170 30 Street Sw, Calgary

MLS® #A2261274

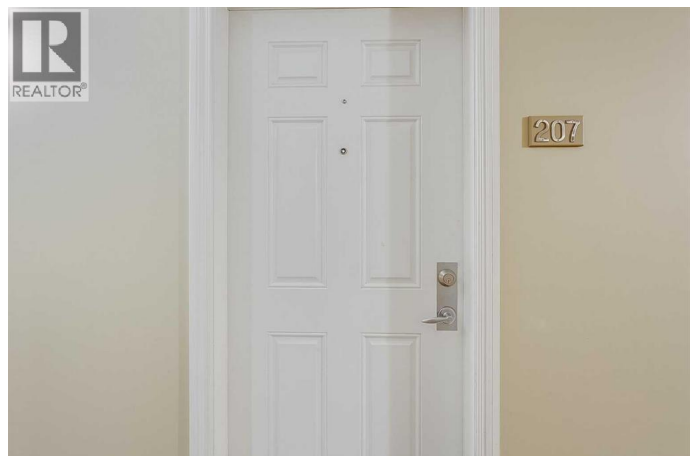
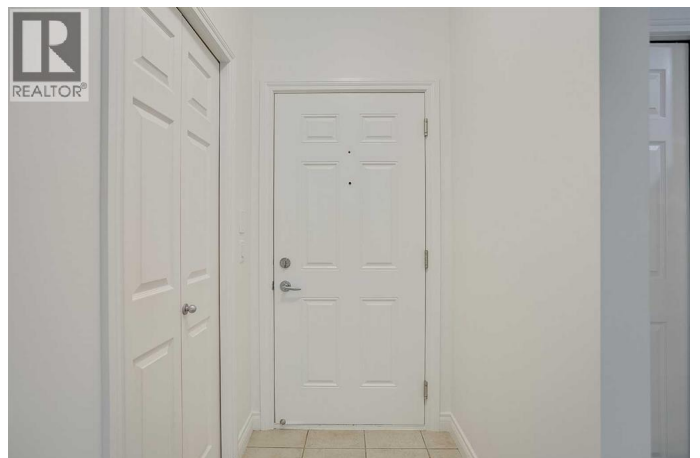
\$329,900

2 Bedroom, 2.00 Bathroom, 881 sqft

Single Family on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to the vibrant and sought-after community of Cedarbrae! This beautifully designed condo offers the perfect combination of style, comfort, and low-maintenance living. With nearly 900 sq. ft. of thoughtfully designed space, this 2-bedroom + den, 2-bathroom home is ideal for professionals, couples, small families, or those looking to downsize. Step inside to discover an open-concept floor plan enhanced by 9-foot ceilings, new carpet in the bedrooms, fresh paint, new vinyl plank flooring throughout the main living areas. The modern kitchen is a chef's delight with granite countertops, stainless steel appliances, ample cabinetry, a pantry, and a breakfast bar for casual dining. The adjoining living room features crown molding, a cozy gas fireplace, and large windows that fill the space with natural light. The spacious primary bedroom offers a peaceful retreat with a walk-through closet fitted with a custom organizer and a private 3-piece ensuite. A generous second bedroom, an additional 4-piece bathroom, and a versatile den—perfect for a home office, craft space or reading nook—complete the functional layout. Step out onto your large east-facing balcony overlooking green space—perfect for your morning coffee or summer BBQs, thanks to the natural gas hook-up. Enjoy year-round comfort with in-suite laundry and tile flooring in the kitchen and bathrooms. This well-managed and meticulously maintained complex offers a fitness center, party room, heated



underground parking (with one of the most conveniently located stalls near the elevator), bike storage, and plenty of visitor parking. A storage locker is also included for your convenience. Ideally located near Stoney Trail and Anderson Road, youâ€™re just minutes from schools, parks, shopping, transit, a hospital, and everyday essentials. Whether youâ€™re buying your first home, investing, or looking to simplify your lifestyle, this stunning condo has it all. Units in this complex rarely lastâ€”schedule your showing today! (id:6289)

Built in 2005

Essential Information

Listing #	A2261274
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Square Footage	881
Acres	0.00
Year Built	2005
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	207, 11170 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
Province	Alberta
Postal Code	T2W6J2

Amenities

Amenities	Playground, Schools, Shopping, Exercise Centre, Party Room
Features	See remarks, No Smoking Home
Parking Spaces	1
Parking	Underground

Interior

Appliances	Dishwasher, Stove, Microwave Range Hood Combo, See remarks, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Baseboard heaters, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	3

Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame

Listing Details

Listing Office	TREC The Real Estate Company
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