

\$285,000 - 103, 11170 30 Street Sw, Calgary

MLS® #A2091909

\$285,000

2 Bedroom, 2.00 Bathroom, 936 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

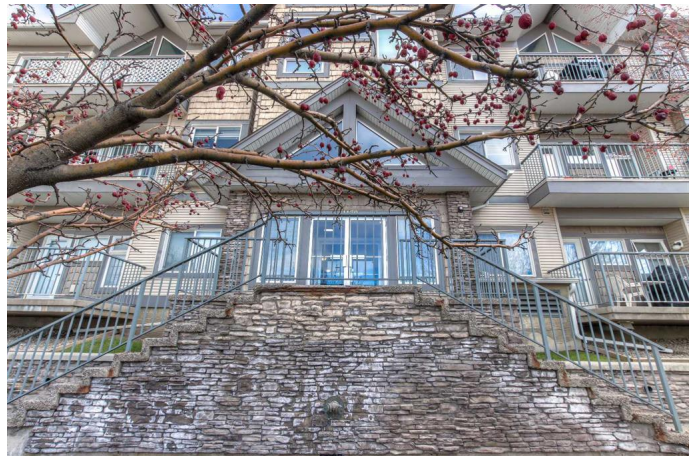
This spotless two-bedroom corner unit is an exceptional choice for those seeking quiet, no-maintenance living close to every amenity. With 936 square feet of space, you will settle into comfortable, carefree living.

With its bright, open-concept floor plan, enjoy a bright living room and kitchen with generous and private south-facing veranda. Installed gas line means you'll never run out of barbeque fuel! From your welcoming living room, you will have evening views of Calgary's spectacular sunsets from the large windows bordering your gas fireplace. The well-designed kitchen has everything at your fingertips. Your family and friends can enjoy the inviting attached island with space for four. There is room for a table for six as well.

The master suite has an unstinting walk-through closet and generous ensuite with glass shower. This home is perfect for those with children or guests; the second bedroom at the opposite side of the home, provides privacy for all. The four-piece main bath and large linen closet are located beside the second bedroom.

This home has great storage: a large hall closet, and adjacent cloak closet. Storage space doubling as an office, wired for landline and internet! Ensuite laundry includes a Meile stacked washer and dryer.

This first floor home is situated next to the stairway to the side entrance and parkade, and your convenient parking in the heated,



secure garage. Six-stall guest parking just outside the door. You will appreciate your large, secure storage space, and bike lockup, both a quick few steps from your home. There is a small gym in the building and a welcoming amenity room, which you can reserve for larger family gatherings and celebrations or enjoy as a social space.

Located in the established and desirable community of Cedarbrae, this home’s location provides the best of everything: excellent area schools and playgrounds; shops, pharmacy, and medical clinic half a block north; shopping and pub within a four minute drive; access to Stoney Trail and Costco within four minutes, or be in Bragg Creek in 20 minutes; Southcentre Mall is five minutes east and Co-op is five minutes north; south Glenmore Park, walking paths, polo pitch, Glenmore landing and Safeway are six minutes; Fish Creek eight minutes. Don’t want to drive? Public transit one block north. This lovely home is affordably priced and ready for immediate possession.

Built in 2005

Essential Information

MLS® #	A2091909
Price	\$285,000
Sold Price	\$300,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	936
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	103, 11170 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6J2

Amenities

Amenities	Elevator(s), Fitness Center, Storage, Visitor Parking
Parking Spaces	1
Parking	Assigned, Heated Garage, Underground

Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame

Additional Information

Date Listed	November 9th, 2023
Date Sold	November 21st, 2023
Days on Market	12
Zoning	M-C1 d57
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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