

\$324,900 - 307, 11170 30 Street Sw, Calgary

MLS® #A2151247

\$324,900

2 Bedroom, 2.00 Bathroom, 882 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to the heart of Cedarbrae, one of Calgary's most sought-after communities. Today, we have a special opportunity for you—a charming starter condo that perfectly blends convenience, comfort, and affordability. Whether you're a first-time homebuyer or looking to downsize, this top-floor unit offers everything you need and more. Imagine coming home to this inviting space, with vaulted ceilings and an abundance of natural light.

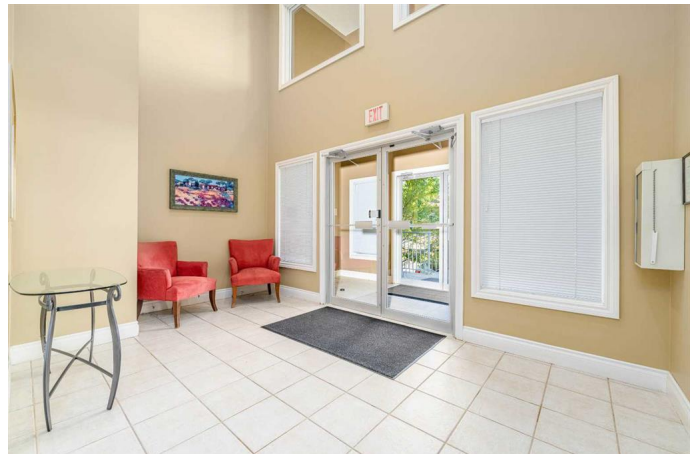
Step inside and you'll be greeted by an open concept living area, perfect for entertaining or relaxing by the fireplace. The spacious layout, just under 900 square feet, includes two bedrooms plus a den, providing plenty of room for your lifestyle.

The kitchen flows seamlessly into the dining and living areas, creating a bright and airy atmosphere. And let's not forget the balcony with a BBQ gas line, ideal for summer cookouts and enjoying the views.

The main bedroom features an ensuite bathroom and ample closet space, while the second bedroom and den offer versatility for guests, a home office, or a hobby room. Plus, with two full baths, mornings are hassle-free for everyone.

Safety and convenience are paramount here. You'll appreciate the secure underground heated parking, along with an additional storage unit for all your seasonal items and extra belongings.

Living in Cedarbrae means you're never far



from what you need. Enjoy easy access to shopping, schools, and walking paths. Spend weekends exploring Glenmore Reservoir, Fish Creek Provincial Park, or venture a little further to Bragg Creek and the stunning Alberta foothills.

This rare top-floor condo unit with vaulted ceilings and an array of amenities is waiting for you. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing and see for yourself why this Cedarbrae gem won't last long. Your new beginning starts here.

Built in 2005

Essential Information

MLS® #	A2151247
Price	\$324,900
Sold Price	\$350,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	882
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	307, 11170 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 6J2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Recreation Room, Storage
Parking Spaces	1
Parking	Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Stucco, Wood Frame

Additional Information

Date Listed	July 19th, 2024
Date Sold	July 23rd, 2024
Days on Market	4
Zoning	M-C1 d57
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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