



GRASSROOTS
REALTY GROUP

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308, 11170 30 Street SW
Calgary, Alberta

MLS # A2252920



\$342,900

Division:	Cedarbrae		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	888 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d57
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: none

Top-Floor 2 Bedroom + Den Condo with Vaulted Ceilings & Underground Parking in Cedarbrae. Welcome to this beautifully designed top-floor unit in the heart of Cedarbrae, offering style, comfort, and convenience. Featuring 2 spacious bedrooms, a versatile den, and 2 full bathrooms, this home is perfect for professionals, couples, or small families. The bright and open floor plan is highlighted by vaulted ceilings and a cozy gas fireplace in the living room, creating an inviting space to relax or entertain. The modern kitchen boasts granite countertops, stainless steel appliances, a pantry, and a breakfast bar for casual dining. The primary suite features a walk-through closet that leads into a private 3-piece en-suite. Enjoy year-round comfort with vinyl plank flooring throughout the main living areas and bedrooms, tile in the kitchen and bathrooms, and in-suite laundry for ultimate convenience. Step outside to your private balcony with a gas hook-up—perfect for summer BBQs. This well-maintained building offers fantastic amenities, including a fitness center, heated underground parking, storage locker, bike storage, and visitor parking. Located in desirable Cedarbrae, you’ll appreciate easy access to Stoney Trail, nearby schools, shopping, transit, and parks. Don’t miss this opportunity to own a stylish, move-in-ready condo in a fantastic location. Call today for a personal viewing.