



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

39, 11333 30 Street SW
Calgary, Alberta

MLS # A2255171



\$400,000

Division:	Cedarbrae		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,125 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

Inclusions: None

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!