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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	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 throughways for easy access around town or for those mountain escapes. This home and location really do have it all. Book your showing today!