



**GRASSROOTS**  
REALTY GROUP

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207, 11170 30 Street SW  
Calgary, Alberta

MLS # A2261274



**\$329,900**

Division:	Cedarbrae		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks		

Inclusions: n/a

Welcome to the vibrant and sought-after community of Cedarbrae! This beautifully designed condo offers the perfect combination of style, comfort, and low-maintenance living. With nearly 900 sq. ft. of thoughtfully designed space, this 2-bedroom + den, 2-bathroom home is ideal for professionals, couples, small families, or those looking to downsize. Step inside to discover an open-concept floor plan enhanced by 9-foot ceilings, new carpet in the bedrooms, fresh paint, new vinyl plank flooring throughout the main living areas. The modern kitchen is a chef's delight with granite countertops, stainless steel appliances, ample cabinetry, a pantry, and a breakfast bar for casual dining. The adjoining living room features crown molding, a cozy gas fireplace, and large windows that fill the space with natural light. The spacious primary bedroom offers a peaceful retreat with a walk-through closet fitted with a custom organizer and a private 3-piece ensuite. A generous second bedroom, an additional 4-piece bathroom, and a versatile den—perfect for a home office, craft space or reading nook—complete the functional layout. Step out onto your large east-facing balcony overlooking green space—perfect for your morning coffee or summer BBQs, thanks to the natural gas hook-up. Enjoy year-round comfort with in-suite laundry and tile flooring in the kitchen and bathrooms. This well-managed and meticulously maintained complex offers a fitness center, party room, heated underground parking (with one of the most conveniently located stalls near the elevator), bike storage, and plenty of visitor parking. A storage locker is also included for your convenience. Ideally located near Stoney Trail and Anderson Road, you're just minutes from schools, parks, shopping, transit, a hospital, and everyday essentials. Whether you're buying your

first home, investing, or looking to simplify your lifestyle, this stunning condo has it all. Units in this complex rarely last&mdash;schedule your showing today!