



GRASSROOTS
REALTY GROUP

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306, 11170 30 Street SW
Calgary, Alberta

MLS # A2278621



\$319,900

Division:	Cedarbrae		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	866 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	-	Utilities:	-
Features:	Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Blinds, Curtain Rods.

Step into this top-floor retreat in the sought-after Stonecroft building — where vaulted ceilings and large windows create an airy sense of calm from the moment you walk in. The open living space feels instantly inviting, with a cozy gas fireplace, rich tones, and newer flooring. The kitchen tells its own story — modern two-tone cabinetry, granite counters, and stainless-steel appliances including a new dishwasher and stove, that make morning coffee or evening dinners feel a little more special. Down the hall, the primary suite is your quiet escape, featuring a walk-through closet and a newly update ensuite with gold accents and a spa-inspired shower. A second bedroom offers the flexibility every lifestyle needs — whether it's a guest space, nursery, or home office. And with in-suite laundry and new machines, underground parking with storage, and access to a fitness centre, every detail of convenience is covered. Set in a quiet, well-managed complex just steps from parks, shopping, and great access to Anderson Road and Stoney Trail, this is the perfect blend of warmth, function, and style.