



**GRASSROOTS**  
REALTY GROUP

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203, 11170 30 Street SW  
Calgary, Alberta

MLS # A2281686



**\$325,000**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Cedarbrae                             |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)    |        |                   |
| Style:    | Apartment-Single Level Unit           |        |                   |
| Size:     | 944 sq.ft.                            | Age:   | 2005 (21 yrs old) |
| Beds:     | 2                                     | Baths: | 2                 |
| Garage:   | Assigned, Parkade, Stall, Underground |        |                   |
| Lot Size: | -                                     |        |                   |
| Lot Feat: | -                                     |        |                   |

|             |  |            |          |
|-------------|--|------------|----------|
| Heating:    | In Floor, Natural Gas  | Water:     | -        |
| Floors:     | Ceramic Tile, Vinyl Plank  | Sewer:     | -        |
| Roof:       | -  | Condo Fee: | \$ 658   |
| Basement:   | -  | LLD:       | -        |
| Exterior:   | Stone, Vinyl Siding, Wood Frame  | Zoning:    | M-C1 d57 |
| Foundation: | -  | Utilities: | -        |
| Features:   | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Storage, Walk-In Closet(s) |            |          |

Inclusions: N/A

Soak in stunning mountain views from this bright and beautifully maintained 2 bedroom, 2 bathroom corner unit with sought-after southwest exposure. Bathed in natural light throughout the day, this home offers an airy, open feel enhanced by large windows, 9-foot ceilings, and a smart open-concept layout. The spacious kitchen is both stylish and functional, featuring rich granite countertops, a tiled backsplash, stainless steel appliances, ample cabinetry, and peninsula seating that's perfect for casual meals or entertaining. The kitchen flows seamlessly into the living and dining areas, where a cozy gas fireplace adds warmth and charm, making this space equally inviting for relaxing evenings or hosting friends. Freshly painted and move-in ready, the unit showcases brand new luxury vinyl plank flooring, updated fixtures, crown moulding, and window blinds throughout. Comfort is also top of mind with in-floor heating. The primary suite offers generous space and excellent natural light, while the second bedroom is perfect for guests, family, or additional workspace. Both bathrooms feature tiled finishes, and the separate in-suite laundry room provides extra storage and everyday convenience. Step outside to the covered balcony, complete with a gas BBQ line, where you can unwind and enjoy the spectacular mountain backdrop year-round. This home also includes heated underground parking, bike storage, and a private storage locker conveniently located near the elevator and your parking stall — an everyday luxury you'll appreciate. The well-managed building offers added lifestyle perks including a private exercise room and a party room with kitchen available for small rentals. Ideally located with quick access to Anderson Road and 14th Street, you're just minutes from Glenmore Reservoir, Fish Creek Provincial Park, Rockyview Hospital,

Southcentre Mall, Glenmore Landing, and nearby community amenities including schools, playgrounds, and public transit. Bright, modern, and exceptionally located &mdash; this corner unit truly has it all.