



43, 11333 30 Street SW
Calgary, Alberta

MLS # A2290651



\$419,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,348 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Concrete Driveway, Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Pantry, Soaking Tub		

Inclusions: N/A

Welcome to this well-maintained 1/2 duplex offering over 1,900 SF of developed living space, featuring 3 bedrooms, 1 full bathroom, 2 half bathrooms, a single attached garage with concrete driveway, and a fully fenced backyard — located in the quiet, family-oriented community of Cedarbrae, known for its mature trees and welcoming atmosphere. This is a wonderful place to call home for families seeking space, comfort, and convenience. This spacious 2-storey home offers a functional layout designed for comfortable everyday living. The welcoming foyer provides convenient access to the attached garage and a 2-piece powder room before leading into the inviting living room, where a brick-facing gas fireplace creates a warm and cozy focal point. From here, step directly into the private backyard — a perfect spot for summer BBQ's, family fun, or relaxing evenings outdoors. The kitchen features maple cabinetry and mostly stainless steel appliances, flowing seamlessly into a bright dining area filled with natural light. Upstairs, you'll find three generously sized bedrooms, each with its own closet. The primary bedroom includes a large closet and private 2-piece ensuite, while a full main bathroom with a tub and a convenient linen closet complete the upper level. The fully finished basement extends your living space with endless possibilities — ideal for a media room, home office, gym— along with a dedicated laundry area. Recent updates include a furnace (2023) and hot water tank (2018), offering added peace of mind. Enjoy low-maintenance living with snow removal and lawn care included, plus a pet-friendly complex (with board approval). Ideally located close to schools, parks, pathways, shopping, transit, and major routes including Anderson Road and Stoney Trail, with easy access to Fish Creek Park and

Glenmore Reservoir. Don't miss this opportunity to own a fantastic family home in this established southwest community — book your private showing today.