



**305, 11170 30 Street SW  
Calgary, Alberta**

**MLS # A2295309**



**\$374,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	884 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this fully renovated top floor corner unit in the sought after community of Cedarbrae—arguably one of the best locations in the complex. With soaring vaulted ceilings and an east-facing exposure, this home is flooded with natural light, creating a bright, open, and airy feel throughout. Extensively updated with over \$50,000 in renovations, this 2-bedroom, 2-bathroom home showcases a completely redesigned kitchen. Featuring two tone cabinetry, thick quartz countertops with matching quartz backsplash, a granite sink complemented by a convenient hot water on demand, and ALL brand new stainless steel appliances. The entire unit has been refreshed with luxury vinyl plank flooring throughout with premium acoustic underlay for enhanced soundproofing, fresh paint, and all new modern light fixtures, creating a cohesive, elevated aesthetic. Both bathrooms have been fully renovated with a clean, contemporary, spa-inspired feel, while the primary suite offers a walk-through closet with custom built-ins and a beautifully updated ensuite. The open concept living area is elevated by soaring vaulted ceilings, professionally refinished to a sleek flat finish, and centers around a cozy fireplace and flows seamlessly to the private east facing balcony, perfect for enjoying your morning coffee in the sun. Additional features include brand new washer and dryer, newly installed air conditioning, underground parking, storage, plus access to building amenities including a party room, exercise room, and bicycle storage. Located in the established community of Cedarbrae, residents enjoy convenient access to Southland Leisure Centre, Rockyview Hospital, shopping at Chinook Centre and Southcentre Mall, major grocery stores, parks, and scenic pathways. With quick connections to Stoney Trail and nearby transit options, commuting

throughout the city is effortless. This is a true turnkey opportunity in a well-managed complex offering exceptional value with nothing left to do but move in and enjoy.