



**GRASSROOTS**  
REALTY GROUP

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207, 11170 30 Street SW  
Calgary, Alberta

MLS # A2151228



**\$325,000**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	880 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 534
<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>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Crown Molding, Elevator, Granite Counters, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the beautiful community of Cedarbrae! This meticulously maintained condo is located in the most sought-after complex in the area. Whether you're looking for a starter home, an investment property, or a lovely low-maintenance property to downsize to, this open-concept home of just under 900 square feet is truly the one you've been looking for. This freshly painted condo offers secure, convenient living close to many desirable amenities, greenspace, and transit options. Featuring 2 spacious bedrooms plus a den, 2 full bathrooms, and 9-foot ceilings throughout, this home is designed for comfort and style. As you enter, you will notice the beautiful kitchen with newer stainless steel appliances, impeccable cabinetry, and granite countertops. The open concept creates a welcoming space to relax or host gatherings with friends and family. The living area is adorned with crown molding, ample natural light, and a fireplace. Step outside onto the large east-facing balcony overlooking greenspace to enjoy your morning coffee or cool summer evenings away from road noise. The large master bedroom features an "x" walkthrough closet with a custom-built organizer and a private full ensuite bathroom. Completing this vibrant unit is a large secondary bedroom, a full 4-piece bathroom, in-suite laundry, and a good-sized den for a home office, craft room, or any other use you can imagine. The parking stall for this unit is among the most conveniently located in the heated underground garage, just steps from the elevator door! There is also plenty of visitor parking available in the outside lot. Residents have access to an optional fitness center and a rentable party room. This beautiful complex in Cedarbrae is perfect for those looking to downsize into an accessible building. The location is superb, offering quick access to Anderson for an easy

commute, and proximity to schools, convenience stores, gas stations, groceries, parks, a hospital, and transit. Not only is this particular unit meticulously maintained, but the entire complex is as well, with regular common area cleaning and proactive management supported by a good reserve fund, making this an optimal purchase option. Do not wait, as units in this complex do not last long!