



11313 30 Street SW  
Calgary, Alberta

MLS # A2187753



**\$439,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,222 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 501
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters		

**Inclusions:** None

**\*\*OPEN HOUSE THIS WEEKEND APRIL 12TH & 13TH FROM 1PM TO 4PM\*\*** This half duplex is one of the best values on Calgary's south side! Beautiful and bright, it features an inviting open-concept main level designed for modern living. The kitchen is bathed in natural light and boasts a custom backsplash and a moveable island, creating the perfect space for family gatherings. The family room offers a cozy wood-burning fireplace with a gas starter, providing a warm and welcoming atmosphere for relaxing or entertaining. A spacious dining area completes the main floor, opening to a private, fully fenced backyard with an oversized deck—ideal for summer BBQs and outdoor entertaining. Upstairs, the large primary bedroom includes a walk-in closet and a private two-piece ensuite. The two additional well-sized bedrooms offer great flexibility for children's rooms, overnight guests, or a home office. The second level is completed by a four-piece bathroom and freshly cleaned carpeting throughout. The developed basement expands the living space with a generous rec room, ample storage, and a spacious laundry room with room for a workshop. Outside, the single front driveway provides parking for one vehicle, with an additional parking space in the attached single garage. The fully fenced backyard is perfect for a dog, with board approval. And the end of the block there is a neighbourhood strip centre that has a Pharmacy, Liquor store, a couple of restaurants and a great little pub! There is also a carwash, a church and a child care facility. Across from the mall is the Cedarbrae Community Centre, with baseball fields, soccer fields, and playground for the littles! A great place to live if you have kids! This incredible opportunity won't last long—schedule your private tour today!