



GRASSROOTS
REALTY GROUP

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32, 11333 30 Street SW
Calgary, Alberta

MLS # A2203984



\$460,000

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,321 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Pr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows		

Inclusions: N/A

****INVESTOR ALERT - TURN KEY INVESTMENT PROPERTY**** Welcome to this freshly painted, charming 3 bedroom, 1 full, and 2 half-bath end unit duplex, ideally located in a quiet and private complex within the sought after Cedarbrae community. Featuring a single attached garage, this home offers both comfort and convenience, with an inviting atmosphere and thoughtful updates throughout. The main floor boasts a bright and welcoming space with a functional, flowing layout. The living room is highlighted by a wood-burning fireplace, perfect for relaxing on chilly evenings. The kitchen boasts ample cupboard and counter space, making it a joy to cook and entertain. A spacious dining area offers ample room for meals, and a sliding patio door leads you to a private, fully fenced backyard, perfect for outdoor relaxation and entertaining. Recent kitchen upgrades include a new range hood and dishwasher (2024). Upstairs, you'll find 3 generously sized bedrooms, including a large primary bedroom with a convenient two-piece ensuite. The second level is completed with a well-appointed four-piece bathroom, providing plenty of space and convenience. The partially finished basement offers a generous-sized rec room, providing plenty of space for activities, along with tons of storage and a spacious laundry room for added convenience. This home also features centralized A/C (installed in 2024), a new hot water tank (2024), all new light fixtures (2024), new window coverings (2024), a new front door (2024), and brand-new windows throughout, ensuring energy efficiency and modern comfort. The partially finished basement offers a generous-sized rec room, providing plenty of space for activities, along with tons of storage and a spacious laundry room for added convenience. This home also features centralized A/C (installed in 2024), a new hot water

tank (2024), all new light fixtures (2024), new window coverings (2024), a new front door (2024), and brand-new windows throughout, ensuring energy efficiency and modern comfort. Well-maintained and conveniently located just minutes from shopping, retail, schools, transit, parks, and pathways, with easy access to Stoney Trail, this home offers the perfect combination of privacy and accessibility. Don't miss out on this exceptional property, schedule your viewing today! The sellers are looking to rent back the unit from the buyers and are willing to sign a minimum 1-year fixed lease at a monthly rent of \$2,200 + utilities (negotiable).