# \$349,900 - 308, 11170 30 Street Sw, Calgary

MLS® #A2252920

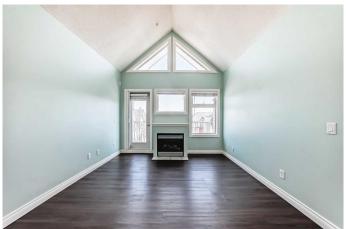
# \$349,900

2 Bedroom, 2.00 Bathroom, 888 sqft Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Top-Floor 2 Bedroom + Den Condo with Vaulted Ceilings & Underground Parking in Cedarbrae. Welcome to this beautifully designed top-floor unit in the heart of Cedarbrae, offering style, comfort, and convenience. Featuring 2 spacious bedrooms, a versatile den, and 2 full bathrooms, this home is perfect for professionals, couples, or small families. The bright and open floor plan is highlighted by vaulted ceilings and a cozy gas fireplace in the living room, creating an inviting space to relax or entertain. The modern kitchen boasts granite countertops, stainless steel appliances, a pantry, and a breakfast bar for casual dining. The primary suite features a walk-through closet that leads into a private 3-piece en-suite. Enjoy year-round comfort with vinyl plank flooring throughout the main living areas and bedrooms, tile in the kitchen and bathrooms, and in-suite laundry for ultimate convenience. Step outside to your private balcony with a gas hook-upâ€"perfect for summer BBQs. This well-maintained building offers fantastic amenities, including a fitness center, heated underground parking, storage locker, bike storage, and visitor parking. Located in desirable Cedarbrae, you'II appreciate easy access to Stoney Trail, nearby schools, shopping, transit, and parks. Don't miss this opportunity to own a stylish, move-in-ready condo in a fantastic location. Call today for a personal viewing.







## **Essential Information**

MLS®# A2252920 Price \$349,900

Bedrooms 2 Bathrooms 2.00 Full Baths 2 **Square Footage** 888 Acres 0.00 Year Built 2005

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

# **Community Information**

Address 308, 11170 30 Street Sw

Subdivision Cedarbrae City Calgary County Calgary Province Alberta Postal Code T2W 6J2

#### **Amenities**

**Amenities** Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Visitor

**Parking** 

**Parking Spaces** 

Parkade, Underground **Parking** 

#### Interior

Interior Features Granite Counters, Kitchen Island, No Animal Home, No Smoking Home,

Open Floorplan, Pantry

Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Appliances

Washer, Window Coverings

Baseboard Heating

Cooling None Fireplace Yes 1

# of Fireplaces

Fireplaces Gas, Living Room

# of Stories 3

## **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Wood Frame

## **Additional Information**

Date Listed August 31st, 2025

Days on Market 49

Zoning M-C1 d57

# **Listing Details**

Listing Office 2% Realty

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