

# \$329,900 - 207, 11170 30 Street Sw, Calgary

MLS® #A2261274

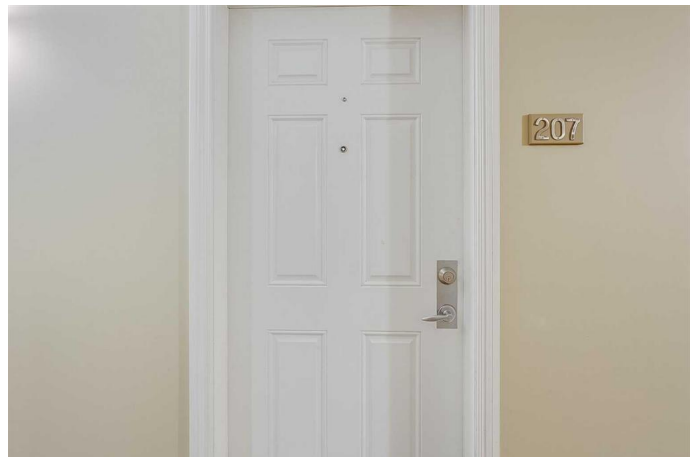
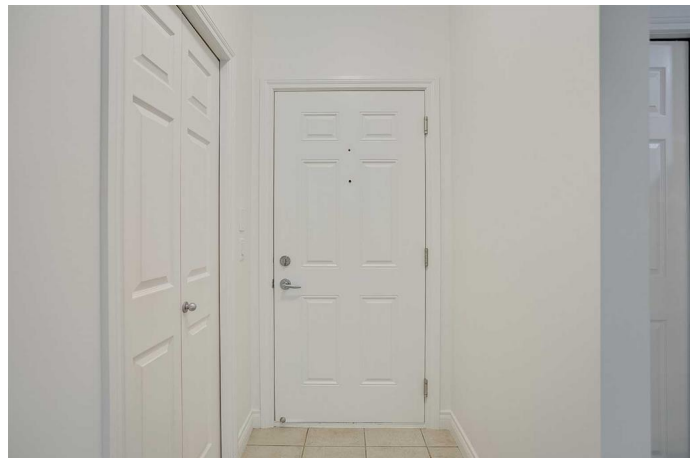
**\$329,900**

2 Bedroom, 2.00 Bathroom, 881 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Welcome to the vibrant and sought-after community of Cedarbrae! This beautifully designed condo offers the perfect combination of style, comfort, and low-maintenance living. With nearly 900 sq. ft. of thoughtfully designed space, this 2-bedroom + den, 2-bathroom home is ideal for professionals, couples, small families, or those looking to downsize. Step inside to discover an open-concept floor plan enhanced by 9-foot ceilings, new carpet in the bedrooms, fresh paint, new vinyl plank flooring throughout the main living areas. The modern kitchen is a chef's delight with granite countertops, stainless steel appliances, ample cabinetry, a pantry, and a breakfast bar for casual dining. The adjoining living room features crown molding, a cozy gas fireplace, and large windows that fill the space with natural light. The spacious primary bedroom offers a peaceful retreat with a walk-through closet fitted with a custom organizer and a private 3-piece ensuite. A generous second bedroom, an additional 4-piece bathroom, and a versatile den—perfect for a home office, craft space or reading nook—complete the functional layout. Step out onto your large east-facing balcony overlooking green space—perfect for your morning coffee or summer BBQs, thanks to the natural gas hook-up. Enjoy year-round comfort with in-suite laundry and tile flooring in the kitchen and bathrooms. This well-managed and meticulously maintained complex offers a fitness center, party room, heated



underground parking (with one of the most conveniently located stalls near the elevator), bike storage, and plenty of visitor parking. A storage locker is also included for your convenience. Ideally located near Stoney Trail and Anderson Road, youâ€™re just minutes from schools, parks, shopping, transit, a hospital, and everyday essentials. Whether youâ€™re buying your first home, investing, or looking to simplify your lifestyle, this stunning condo has it all. Units in this complex rarely lastâ€”schedule your showing today!

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2261274          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 881               |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 207, 11170 30 Street Sw |
| Subdivision | Cedarbrae               |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2W6J2                  |

### Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Bicycle Storage, Fitness Center, Party Room, Storage |
| Parking Spaces | 1                                                    |

|         |                                       |
|---------|---------------------------------------|
| Parking | Assigned, Parkade, Stall, Underground |
|---------|---------------------------------------|

## Interior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Granite Counters, No Smoking Home, See Remarks                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, See Remarks |
| Heating           | Baseboard, Hot Water, Natural Gas                                                                   |
| Cooling           | None                                                                                                |
| Fireplace         | Yes                                                                                                 |
| # of Fireplaces   | 1                                                                                                   |
| Fireplaces        | Gas, Living Room, See Remarks                                                                       |
| # of Stories      | 3                                                                                                   |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Stone, Vinyl Siding, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 17                |
| Zoning         | M-C1 d57          |

## Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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