

# \$460,000 - 32, 11333 30 Street Sw, Calgary

MLS® #A2203984

**\$460,000**

3 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

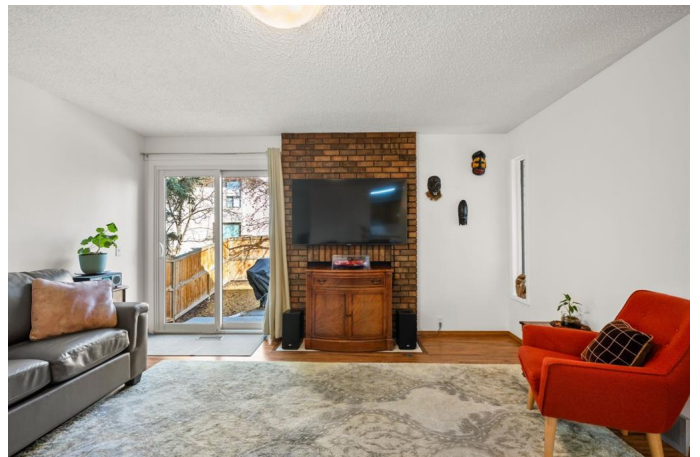
**\*\*INVESTOR ALERT - TURN KEY**

**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).

Built in 1979

**Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2203984  |
| Price          | \$460,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 1         |
| Half Baths     | 2         |
| Square Footage | 1,321     |

|            |                        |
|------------|------------------------|
| Acres      | 0.00                   |
| Year Built | 1979                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 32, 11333 30 Street Sw |
| Subdivision | Cedarbrae              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 3Z6                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | Central Air                                                                                                    |
| Fireplace         | Yes                                                                                                            |
| # of Fireplaces   | 1                                                                                                              |
| Fireplaces        | Living Room, Wood Burning                                                                                      |
| Has Basement      | Yes                                                                                                            |
| Basement          | Full, Partially Finished                                                                                       |

### Exterior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                           |
| Lot Description   | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Private |
| Roof              | Asphalt Shingle                                                                 |

|              |                                           |
|--------------|-------------------------------------------|
| Construction | Brick, Concrete, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                           |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 20th, 2025 |
| Days on Market | 45               |
| Zoning         | M-CG             |

**Listing Details**

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.