

# \$342,900 - 308, 11170 30 Street Sw, Calgary

MLS® #A2252920

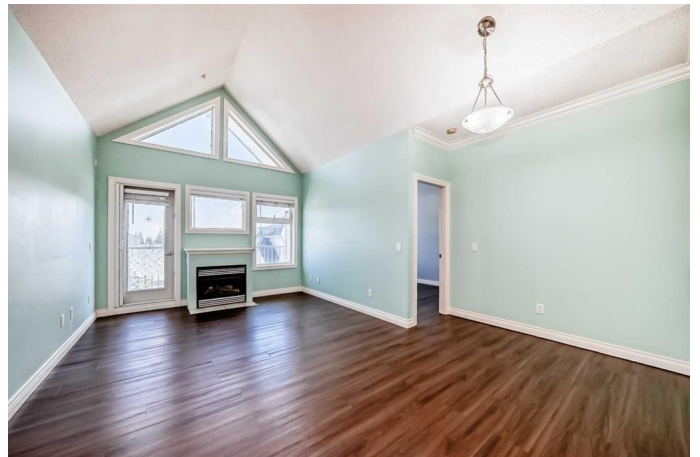
**\$342,900**

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-up—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'll 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.



Built in 2005

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2252920          |
| Price          | \$342,900         |
| 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, Visitor Parking, Secured Parking, Storage |
| Parking Spaces | 1                                                                               |
| Parking        | Parkade, Underground                                                            |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry     |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Baseboard                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |

|              |                  |
|--------------|------------------|
| 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 | 60                |
| Zoning         | M-C1 d57          |

## Listing Details

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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