\$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 denâ€"perfect for a home office, craft space or reading nookâ€"complete the functional layout. Step out onto your large east-facing balcony overlooking green spaceâ€"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, you're just minutes from schools, parks, shopping, transit, a hospital, and everyday essentials. Whether you'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 14

Zoning M-C1 d57

Listing Details

Listing Office TREC The Real Estate Company

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