

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

MLS® #A2252920

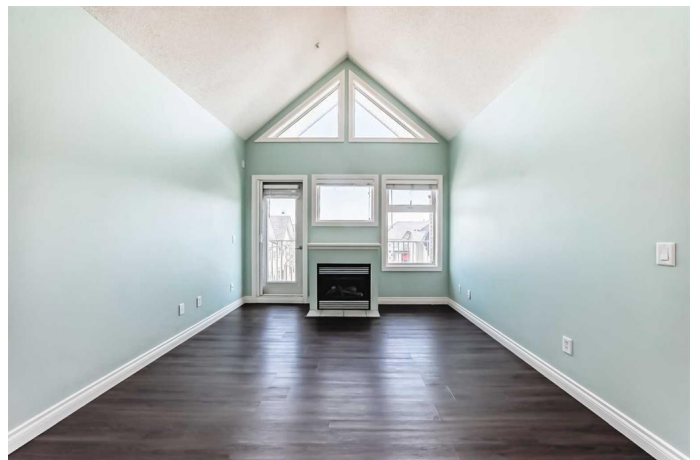
**\$349,900**

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-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	\$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	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	1
Zoning	M-C1 d57

### Listing Details

Listing Office	2% Realty
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