

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

MLS® #A2261274

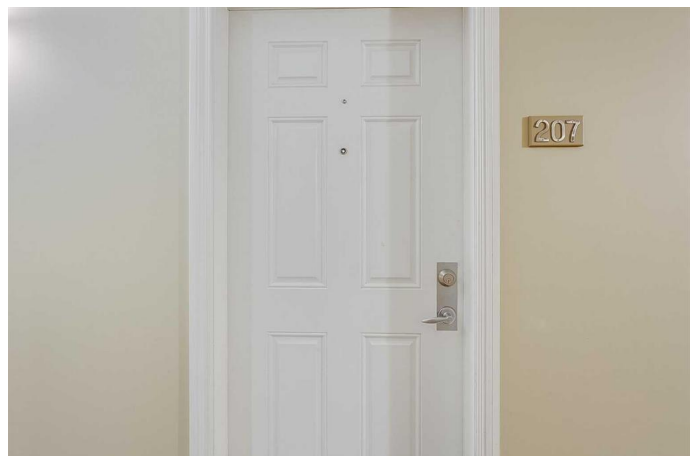
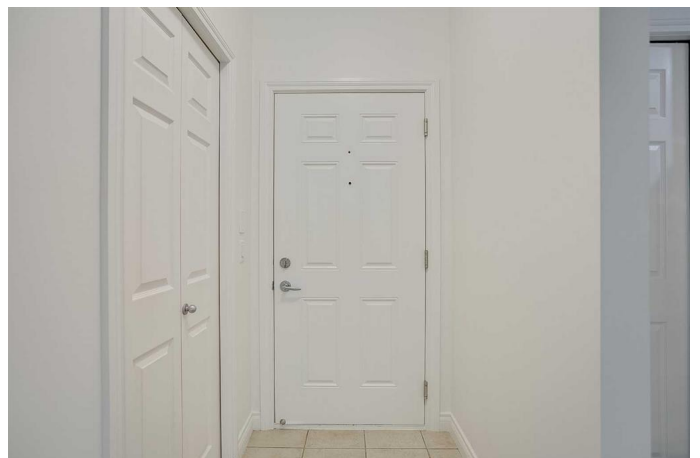
\$329,900

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	11
Zoning	M-C1 d57

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.