# \$400,000 - 39, 11333 30 Street Sw, Calgary

MLS® #A2255171

### \$400,000

2 Bedroom, 2.00 Bathroom, 1,125 sqft Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Nestled in the heart of Cedargate Village, this unique detached 2 storey home blends the convenience of condo living with detached home ownership. This spacious 2 storey, 1100sqft, 2 bed, 1.5 bath home is situated in the beautiful and established, family-oriented community of Cedarbrae. With vaulted ceilings, brick facing gas assisted wood burning fireplace, private/fully fenced back yard (that is maintained by the condo association), and NO common walls. The full 559sqft basement is partially finished with the POTENTIAL of an additional 3rd bedroom and full bathroom. Your parking stall is located right outside your front door with additional street parking for guests/visitors. Recent upgrades include new 2021 hot water tank. Literally just steps to Cedarbrae elementary and St. Cyril elementary school, greenspaces, parks/playgrounds, bike/walking paths, cafes/restaurants, retail shopping, Costco, CO-OP, Fish Creek Park, Glenmore Reservoir, Southland Leisure Centre, Transit and major throughways for easy access around town or for those mountain escapes. This home and location really do have it all. Book your showing today!







Built in 1979

#### **Essential Information**

MLS® # A2255171 Price \$400.000 Bedrooms 2

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,125

Acres 0.00

Year Built 1979

Type Residential

Sub-Type Detached

Style 2 Storey

Status Active

## **Community Information**

Address 39, 11333 30 Street Sw

Subdivision Cedarbrae

City Calgary

County Calgary

Province Alberta

Postal Code T2W 3Z6

#### **Amenities**

Amenities Other, Snow Removal, Trash

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Built-in Features, No Animal Home, No Smoking Home, Vaulted

Ceiling(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Other

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Wood Burning, Brick Facing, Mixed

Has Basement Yes

Basement Full

#### **Exterior**

Exterior Features Private Yard Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed September 12th, 2025

Days on Market 48

Zoning M-CG d44

# **Listing Details**

Listing Office CIR Realty

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