# 302 11170 30 Street SW

Calgary | Active | MLS® A2350841

**$339,800**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2005** | **878.64 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by MaxWell Capital Realty

# A closer look

TOP-FLOOR. VAULTED CEILINGS. MOUNTAIN VIEWS. Welcome to this beautifully refreshed 2-BEDROOM plus DEN, 2-BATHROOM condo in the established southwest community of Cedarbrae. Enjoying a desirable WEST-facing position in the complex, this inviting home offers approximately 879 sq. ft. of thoughtfully designed living space, EXCEPTIONAL natural light and a sense of openness that makes an immediate impression. FRESH paint throughout and BRAND-NEW plush carpet create a clean, comfortable backdrop, ready for your furniture and personal style. The SOARING vaulted ceiling and striking upper windows bring architectural character to the open-concept living area, while the cozy fireplace provides a welcoming focal point for relaxed evenings at home. With room to gather around the dining table and a seamless connection between the kitchen, dining and living spaces, the layout is equally suited to everyday comfort and entertaining. The STYLISH kitchen features shaker cabinetry, granite countertops, stainless steel appliances and a convenient breakfast bar for casual meals or conversation while cooking. A BRAND-NEW dishwasher and microwave hood fan add to the appeal, while ample cabinetry and a pantry keep everyday essentials close at hand. Step onto your private WEST-facing balcony and savour the afternoon sunshine, beautiful MOUNTAIN VIEWS and changing colours of the evening sky. Whether enjoying a quiet coffee, unwinding after work or taking in a sunset, this outdoor space is a WONDERFUL extension of the home. The primary bedroom offers a relaxing RETREAT with a generous walk-in closet fitted with shelving and a private 3-piece ensuite with a shower. A second bedroom and a separate 4-piece bathroom provide flexibility for family, guests or a roommate. The dedicated den adds valuable space for a home office, reading room or hobbies, allowing you to keep work and relaxation comfortably separate. In-suite laundry with a BRAND-NEW washer and dryer makes daily routines easy. One UNDERGROUND parking stall and additional storage round out the practical features, while building amenities include a event room, fitness room and bicycle storage. Cedarbrae brings together the comfort of an established neighbourhood and the convenience of southwest Calgary living. Enjoy local parks, playgrounds, schools and community recreation, with nearby shopping and services making errands easy to fit into your day. Southland Leisure Centre offers year-round recreation, while Fish Creek Provincial Park and the Glenmore park system provide wonderful opportunities for walking, cycling and spending time outdoors. Access to Anderson Road, Southland Drive and Stoney Trail keeps you connected to destinations throughout the city and beyond. With fresh updates, versatile space, vaulted ceilings & a balcony made for mountain views and sunset watching, this TOP-FLOOR home is ready for its next chapter. Discover a welcoming place to settle in & enjoy the best of relaxed condo living. Book your PRIVATE TOUR TODAY!!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2350841 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2005 |
| **Property Type:** | Residential |

| | |
|---|---|
| **Property Sub Type:** | Apartment |
| **Condo Type:** | Conventional Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |
| **Home Style:** | Apartment-Single Level Unit |
| **Total Living Area:** | 878.64 sq. ft. |
| **Main Level Finished Area:** | 878.64 sq. ft. |
| **Condo Fee:** | $628.44 |
| **Condo Fee Includes:** | Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **Front Exposure:** | West |
| **Unit Exposure:** | West |
| **Floor Location:** | Top |
| **Entry Level:** | 3 |
| **Stories Total:** | 3 |
| **Levels:** | Single Level Unit |
| **End Unit:** | 2+ Common Walls |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2005 (Age: 21) |
| **Bedrooms:** | 2 (Above Grd: 2) |
| **Bedrooms Above Grade:** | 2 |
| **Bedrooms On Main:** | 2 |
| **Bedrooms Below Grade:** | 0 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |

| | |
|---|---|
| **Num Ensuite Baths:** | 1 |
| **Plan:** | 0511057 |
| **Heating:** | In Floor |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stone, Vinyl Siding, Wood Frame |
| **Structure Type:** | Low Rise (2-4 stories) |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | Yes |
| **Flooring:** | Carpet, Tile |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas, Living Room, Mantle |
| **Garage:** | No |
| **Parking:** | Assigned, Parkade, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit, Laundry Room, Main Level |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Stonecroft |
| **Community:** | Cedarbrae |
| **Amenities:** | Bicycle Storage, Elevator(s), Fitness Center, Parking, Snow Removal, Storage, Trash, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| **Inclusions:** | None |

| | |
|---|---|
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Restrictions, Yes |
| **Main Floor** | Bedroom · 11'5" × 9'1" · |
| **Main Floor** | Den · 9'3" × 9'1" · |
| **Main Floor** | Dining Room · 14'9" × 12'8" · |
| **Main Floor** | Kitchen · 11'7" × 8'3" · |
| **Main Floor** | Living Room · 11'6" × 10'4" · |
| **Main Floor** | Bedroom - Primary · 12' × 9'11" · |
| **Main Floor** | Walk-In Closet · 8' × 6'7" · |
| **Title to Land:** | Fee Simple |
| **Community Features:** | Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths |
| **Interior Features:** | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| **Exterior Features:** | Balcony, Storage |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | M-C1 d57 |
| **Listed Date:** | Oct 07, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/302-11170-30-street-sw-calgary-a2350841/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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