

207, 11170 30 Street SW  
Calgary, Alberta

MLS # A2293026



**\$318,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	885 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Chandelier, Crown Molding, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to this well-maintained 2 bedroom + den, 2 bathroom condo located in the established community of Cedarbrae. Situated in a low-rise building, this second-floor unit offers 885 sq ft of functional living space with a bright, open-concept layout, and high ceilings! Added BONUS it was freshly painted, and has new Carpet & LVP flooring! The kitchen features granite countertops, a breakfast bar, and ample cabinetry, flowing into the living area complete with a gas fireplace and access to a private balcony with gas line. The primary bedroom includes a 3-piece ensuite, and a built-in closet system in the walk through closet. The secondary bedroom is spacious and the Den provide flexibility for your family or a home office. A full 4-piece bathroom and in-suite laundry complete the unit. This unit includes one assigned heated underground parking stall and an assigned storage locker. Condo fees of \$614.99/month include heat, water, sewer, parking, professional management, reserve fund contributions, and common area maintenance. Stonecroft is a well-managed complex offering amenities such as access to a fitness centre(\$25/month) in the building (same floor), bicycle storage, and elevator access. Conveniently located close to parks, schools, shopping, and golf. Pet ownership is subject to board approval and short-term rentals are not permitted.