

11170 30 Street SW # 307 Calgary, AB T2W 6J2

**Residential
Incomplete
Banner:**

A2151247

Top-Floor Cedarbrae Gem: Bright, Spacious, and Affordable!

DOM: 0
CDOM:

LP: \$324,900.00
OP:



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 2005
LINC#: [0030985130](#)
Arch Style: Apartment
Possession: Immediate, Negotiable
Lot Dim:
Legal Desc: 0511057;105
Legal Pln: 0511057 **Blk:**

City: Calgary
Subdivision: Cedarbrae
Ttl Beds: 2
F/H Bth: 2/0
RMS SQFT: 882.00
LP/SF: \$368.37
Suite: No
Lot Size: SqFt
Condo: Yes

Zoning: M-C1 d57
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Pet Restrictions or Board approval Required
Tax Amt/Yr: \$1,621.00/2024
Loc Imp Amt:
Front Exp: W

Public Remarks: Welcome to the heart of Cedarbrae, one of Calgary's most sought-after communities. Today, we have a special opportunity for you—a charming starter condo that perfectly blends convenience, comfort, and affordability. Whether you're a first-time homebuyer or looking to downsize, this top-floor unit offers everything you need and more. Imagine coming home to this inviting space, with vaulted ceilings and an abundance of natural light. Step inside and you'll be greeted by an open concept living area, perfect for entertaining or relaxing by the fireplace. The spacious layout, just under 900 square feet, includes two bedrooms plus a den, providing plenty of room for your lifestyle. The kitchen flows seamlessly into the dining and living areas, creating a bright and airy atmosphere. And let's not forget the balcony with a BBQ gas line, ideal for summer cookouts and enjoying the views. The main bedroom features an ensuite bathroom and ample closet space, while the second bedroom and den offer versatility for guests, a home office, or a hobby room. Plus, with two full baths, mornings are hassle-free for everyone. Safety and convenience are paramount here. You'll appreciate the secure underground heated parking, along with an additional storage unit for all your seasonal items and extra belongings. Living in Cedarbrae means you're never far from what you need. Enjoy easy access to shopping, schools, and walking paths. Spend weekends exploring Glenmore Reservoir, Fish Creek Provincial Park, or venture a little further to Bragg Creek and the stunning Alberta foothills. This rare top-floor condo unit with vaulted ceilings and an array of amenities is waiting for you. Don't miss out on the opportunity to make this your new home. Contact us today to schedule a viewing and see for yourself why this Cedarbrae gem won't last long. Your new beginning starts here.

Directions:

Rooms & Measurements

	2P	3P	4P	5P	6P		Total AG:	81.94	Mtr2	882.00	SqFt
Baths:	0	0	1	0	0	Bed Abv: 2					
EnSt Bth:	0	1	0	0	0	Rms Abv: 7					

Property Information

Basement:
Heating: In Floor, Natural Gas
Construction: Stucco, Wood Frame
Foundation:
Exterior Feat: Balcony
Roof Type: Asphalt
Reports: RMS Supplements
Parking: Underground **Total:** 1
Features: High Ceiling(s), Open Floorplan, Pantry, Storage, Vaulted Ceiling(s)
Comm Feature: Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Goods Include: N/A
Appliances: Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Other Equip: None
Goods Exclude: N/A
Laundry Room: Laundry Room
Cooling: None
Fireplaces: 1/Gas
Flooring: Vinyl
Fencing:
Balcony: Other


Condo Information

Condo Name: Stonecroft
Condo Type: Conventional
Mgmt Co/Ph: Simco Management/4032340166
Prk Plan Type: Assigned
Legal Desc: 0511057/105
Legal Park:
Legal Stor:
of Units:
Fee Includes: Common Area Maintenance, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Reg Size Incl: Interior Above Grade
Assoc Amen: Bicycle Storage, Elevator(s), Parking, Recreation Room, Storage
Pets Allowed: Yes
Post Tension: No
Prk Stall #: 2
Storage Type: Assigned
Locker #: 2
Registrd Size: 82.6
Condo Fee: \$534.25/Monthly
HOA:
Floor #: 3
Elevators: 1
Total Floors: 3
Common Walls: 2+ Common Walls
Unit Exposure: S
Unit Factor: 71
Prk Unit Factor:
Floor Location: Top

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	3` 11" x 4` 0"	Kitchen	Main	11` 7" x 8` 9"
Pantry	Main	2` 6" x 1` 8"	Dining	Main	7` 10" x 8` 1"
Living	Main	9` 9" x 11` 4"	Den	Main	9` 1" x 9` 2"
Laundry	Main	3` 3" x 3` 11"	Balcony	Main	14` 9" x 4` 8"
Primary Bed	Main	11` 11" x 9` 10"	Bedrm	Main	11` 4" x 9` 1"
4pc Bathroom	Main	7` 7" x 5` 4"	3pc Ensuite bath	Main	8` 3" x 5` 1"

Agent & Office Information

List REALTOR®:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	07/19/2024
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	11/18/2024
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Creb Lobby Box and lockbox on unit door	Dower Rt:	
Owner Name:	Gibson	Ownership:	Private
Occupancy:	Vacant	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

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