

\$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 | Brick Facing, Gas, Living Room, Mixed, Wood Burning |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

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 | 3 |
| Zoning | M-CG d44 |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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