

11313 30 Street SW
Calgary, Alberta

MLS # A2187753



\$439,900

Division:	Cedarbrae		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,222 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Lawn, Level, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 501
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters		

Inclusions: None

This half duplex is one of the best values on Calgary's south side! Beautiful and bright, it features an inviting open-concept main level designed for modern living. The kitchen is bathed in natural light and boasts a custom backsplash and a moveable island, creating the perfect space for family gatherings. The family room offers a cozy wood-burning fireplace with a gas starter, providing a warm and welcoming atmosphere for relaxing or entertaining. A spacious dining area completes the main floor, opening to a private, fully fenced backyard with an oversized deck—ideal for summer BBQs and outdoor entertaining. Upstairs, the large primary bedroom includes a walk-in closet and a private two-piece ensuite. The two additional well-sized bedrooms offer great flexibility for children's rooms, overnight guests, or a home office. The second level is completed by a four-piece bathroom and freshly cleaned carpeting throughout. The developed basement expands the living space with a generous rec room, ample storage, and a spacious laundry room with room for a workshop. Outside, the single front driveway provides parking for one vehicle, with an additional parking space in the attached single garage. The fully fenced backyard is perfect for a dog, with board approval. And the end of the block there is a neighbourhood strip centre that has a Pharmacy, Liquor store, a couple of restaurants and a great little pub! There is also a carwash, a church and a child care facility. Across from the mall is the Cedarbrae Community Centre, with baseball fields, soccer fields, and playground for the littles! A great place to live if you have kids! This incredible opportunity won't last long—schedule your private tour today!