$460,000 - 32, 11333 30 Street Sw, Calgary

MLS® #A2203984

$460,000
3 Bedroom, 3.00 Bathroom, 1,321 sqft
Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

INVESTOR ALERT - TURN KEY INVESTMENT PROPERTY Welcome to this freshly painted, charming 3 bedroom, 1 full, and 2 half-bath end unit duplex, ideally located in a quiet and private complex within the sought after Cedarbrae community. Featuring a single attached garage, this home offers both comfort and convenience, with an inviting atmosphere and thoughtful updates throughout.

The main floor boasts a bright and welcoming space with a functional, flowing layout. The living room is highlighted by a wood-burning fireplace, perfect for relaxing on chilly evenings. The kitchen boasts ample cupboard and counter space, making it a joy to cook and entertain. A spacious dining area offers ample room for meals, and a sliding patio door leads you to a private, fully fenced backyard, perfect for outdoor relaxation and entertaining. Recent kitchen upgrades include a new range hood and dishwasher (2024).

Upstairs, youâ€™ll find 3 generously sized bedrooms, including a large primary bedroom with a convenient two-piece ensuite. The second level is completed with a well-appointed four-piece bathroom, providing plenty of space and convenience.ce.

The partially finished basement offers a generous-sized rec room, providing plenty of space for activities, along with tons of storage

and a spacious laundry room for added convenience. This home also features centralized A/C (installed in 2024), a new hot water tank (2024), all new light fixtures (2024), new window coverings (2024), a new front door (2024), and brand-new windows throughout, ensuring energy efficiency and modern comfort.The partially finished basement offers a generous-sized rec room, providing plenty of space for activities, along with tons of storage and a spacious laundry room for added convenience. This home also features centralized A/C (installed in 2024), a new hot water tank (2024), all new light fixtures (2024), new window coverings (2024), a new front door (2024), and brand-new windows throughout, ensuring energy efficiency and modern comfort.

Well-maintained and conveniently located just minutes from shopping, retail, schools, transit, parks, and pathways, with easy access to Stoney Trail, this home offers the perfect combination of privacy and accessibility. Donâ€™t miss out on this exceptional property, schedule your viewing today!

The sellers are looking to rent back the unit from the buyers and are willing to sign a minimum 1-year fixed lease at a monthly rent of $2,200 + utilities (negotiable).

Built in 1979

Essential Information

MLS® #	A2203984
Price	$460,000
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,321

Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	32, 11333 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Z6

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Private
Roof	Asphalt Shingle

Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2025
Days on Market	42
Zoning	M-CG

Listing Details

Listing Office	The Real Estate District

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