



GRASSROOTS
REALTY GROUP

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207, 11170 30 Street SW
Calgary, Alberta

MLS # A2325801



\$295,000

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

Heating:	In Floor	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 615
Basement:	-	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	M-C1 d57
Foundation:	-	Utilities:	-
Features:	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.