# \$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.

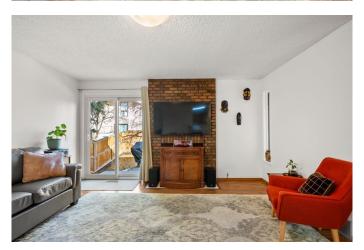
The main floor boasts a bright and welcoming space with a functional, flowing layout. The living room is highlighted by a wood-burning fireplace, perfect for relaxing on chilly evenings. The kitchen boasts ample cupboard and counter space, making it a joy to cook and entertain. A spacious dining area 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, you'II 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. Don'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**

Square Footage

 MLS® #
 A2203984

 Price
 \$460,000

 Bedrooms
 3

 Bathrooms
 3.00

 Full Baths
 1

 Half Baths
 2

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 15

Zoning M-CG

## **Listing Details**

Listing Office The Real Estate District

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.