

# \$439,900 - 11313 30 Street Sw, Calgary

MLS® #A2187753

**\$439,900**

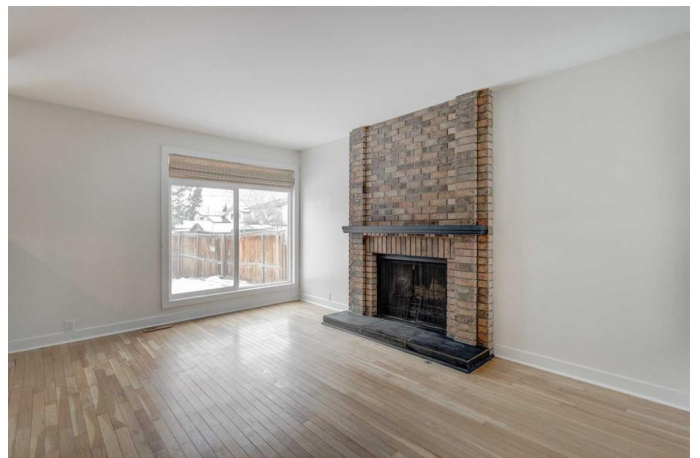
3 Bedroom, 3.00 Bathroom, 1,222 sqft  
Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

**\*\*OPEN HOUSE THIS WEEKEND APRIL 12TH & 13TH FROM 1PM TO 4PM\*\*** 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!

Built in 1979

### Essential Information

MLS® #	A2187753
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,222
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	11313 30 Street Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3Z6

### Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

# of Garages 1

### Interior

Interior Features Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), Wood Counters

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning, Family Room, Gas Starter

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Private Yard, Storage

Lot Description Back Yard, City Lot, Front Yard, Lawn, Level, Low Maintenance Landscape, Private, Rectangular Lot, Few Trees

Roof Asphalt Shingle

Construction Brick, Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed February 28th, 2025

Days on Market 42

Zoning M-CG

### Listing Details

Listing Office CIR Realty

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