

**11313 30 Street SW**  
**Calgary, Alberta**

**MLS # A2187753**



**\$439,900**

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

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|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 501 |
| <b>Basement:</b>   | Full, Partially Finished  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Vinyl Siding, Wood Frame                                 | <b>Zoning:</b>    | M-CG   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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!