



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11333 30 Street #33, Calgary T2W 3Z6**

MLS®#: **A2163056**

Area: **Cedarbrae**

Listing Date: **09/05/24**

List Price: **\$499,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,354**

Year Built:

**1979**

Low Sqft:

Ttl Sqft:

**1,354**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**14**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (1 2)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Front Yard,Lawn,Landscaped,Level,Private,See Remarks**

**Covered,Driveway,Enclosed,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,Parking Pad,Paved,Secured,Single Garage Attached,Stall**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Central,Forced Air**

Sewer:

Ext Feat: **Other,Private Entrance,Private Yard**

Construction:

**Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Convection Oven,Dishwasher,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**

Int Feat:

**Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`7" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>11`10" x 11`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`11" x 14`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>7`9" x 5`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 10`4"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`4" x 10`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 9`9"</b>
<b>2pc Ensuite bath</b>	<b>Upper</b>	<b>3`0" x 6`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`4" x 14`8"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>10`6" x 14`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$501**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d44**

Legal Desc: **8011380**

Remarks

Pub Rmks: **Welcome to #33, 11333 30th St SW, nestled in the prestigious Cedar Gate Village in Cedarbrae, SW Calgary. This fully renovated end-unit duplex features 3 generously sized bedrooms and 3 elegantly updated bathrooms in 1,354 square feet of well designed above-grade living space, with a single attached garage (drywalled/insulated/painted), as well as a driveway/parking pad, a fully fenced west-facing private backyard, and a full basement (unfinished). Every detail in this custom renovation exudes luxury and refinement. Recent upgrades include a high-efficiency furnace, central air conditioning, hot water tank, humidifier, and an Ecobee smart thermostat (all installed in Nov 2023). The kitchen has been tastefully remodelled with soft-close cabinetry, granite countertops, stainless steel Whirlpool appliance package, ceramic tile backsplash, undermount sink, and garburator (renovation completed in 2024). Additional enhancements include vinyl windows (2013), house and garage doors (2017-2022), luxury vinyl plank flooring (Aug 2024), carpet (2021), Napoleon gas fireplace with a tiled surround (Mar 2024), washer and dryer (October 2023), a central vacuum system, up/down/blackout window treatments (2017), new lighting throughout, and charming stone walkways and backyard patio space (2016). The 593-square-foot unfinished basement offers ample opportunity for future development. Meticulously maintained and showcasing true pride of ownership, this residence is ideally situated just minutes from shopping, retail amenities, schools, Calgary Transit, and parks/pathways. Homes of this caliber are both rare and highly sought after—seize the chance to make this exceptional property your own.**

Inclusions: **Wall-Mounted Shelving/Cabinetry, Wall-Mounted Bathroom Mirrors**  
Property Listed By: **MaxWell Capital Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



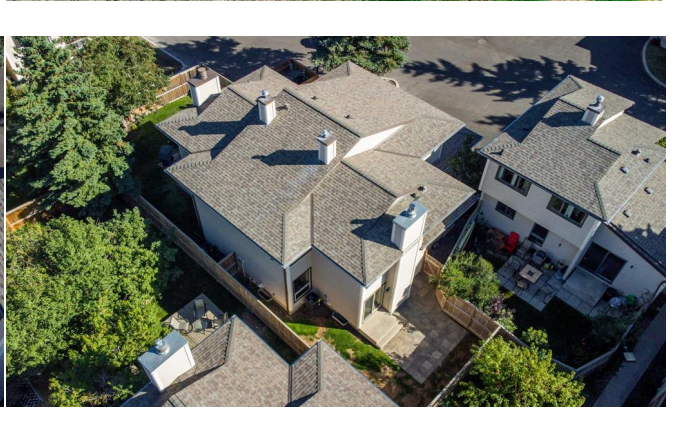
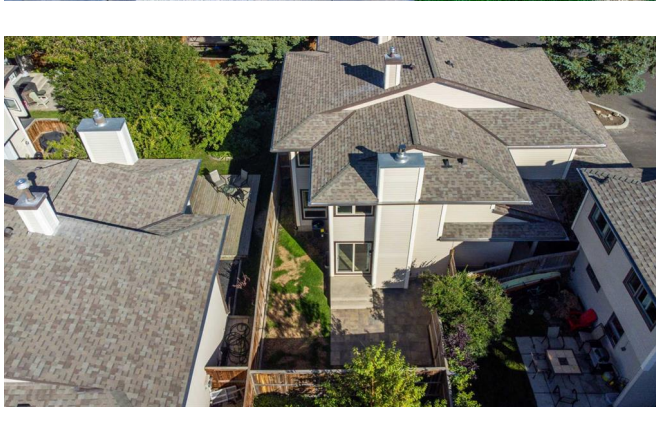
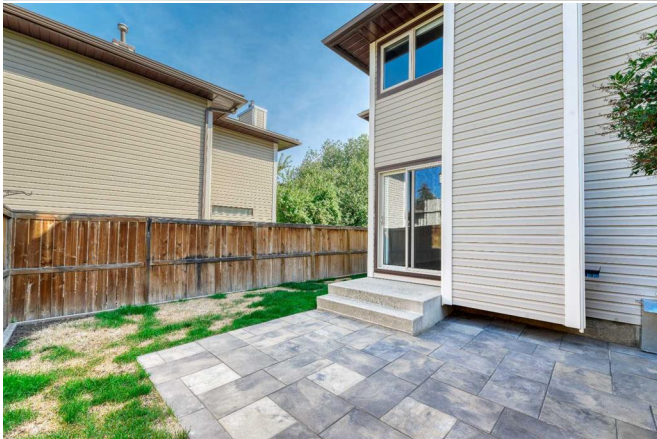




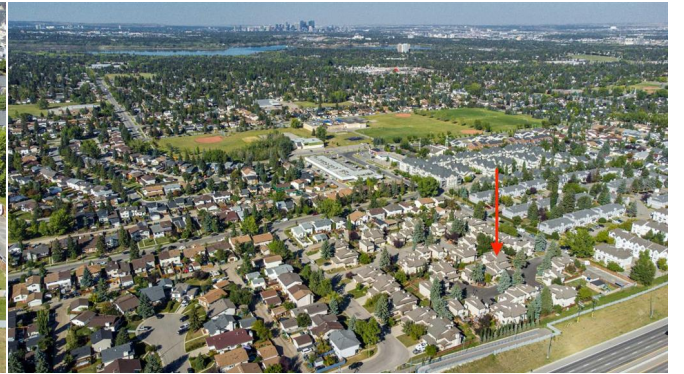
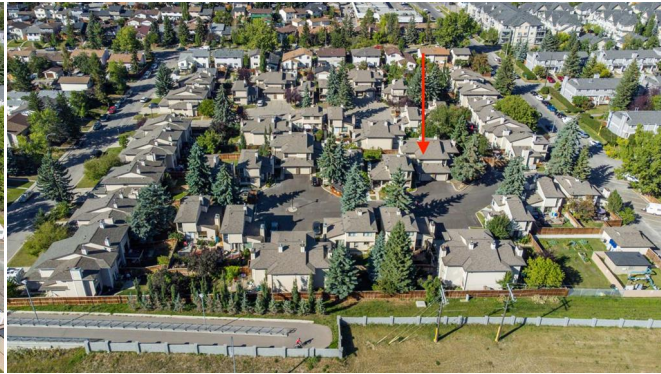












**33-11333 30 St SW, Calgary, AB**

Main Floor Exterior Area 675.01 sq. ft.  
Interior Area 555.57 sq. ft.  
Excluded Area 278.43 sq. ft.



PREPARED: 2024/05/04



While regions are excluded from total floor area in OJIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

**33-11333 30 St SW, Calgary, AB**

2nd Floor Exterior Area 333.28 sq. ft.  
Interior Area 670.71 sq. ft.



PREPARED: 2024/05/04



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**33-11333 30 St SW, Calgary, AB**

Basement (Below Grade) Exterior Area 330.21 sq. ft.  
Interior Area 525.11 sq. ft.



PREPARED: 2024/05/04



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