



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11333 30 Street #32, Calgary T2W 3Z6**

MLS® #: **A2203984**

Area: **Cedarbrae**

Listing Date: **03/20/25**

List Price: **\$460,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Calgary**

Year Built:

**1979**

Lot Information

Lot Sz Ar:

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,320**

Low Sqft:

Ttl Sqft:

**1,320**

DOM

**32**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (1 2)**

Style:

**2 Storey,Attached-Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped,Lawn,Level,Private Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Storage**

Construction: **Brick,Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`6" x 4`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>11`2" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 9`8"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`9" x 14`2"</b>
<b>2pc Ensuite bath</b>	<b>Second</b>	<b>3`0" x 6`6"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>7`8" x 4`10"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 14`6"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 10`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>10`5" x 14`1"</b>	<b>Game Room</b>	<b>Basement</b>	<b>12`1" x 13`7"</b>

Storage  
Furnace/Utility Room

Basement  
Basement

2`8" x 5`5"  
7`10" x 19`6"

Storage

Basement

11`2" x 9`9"

Legal/Tax/Financial

Condo Fee:  
\$501

Title:  
Fee Simple  
Fee Freq:  
Monthly

Zoning:  
M-CG

Legal Desc: 8011380

Remarks

Pub Rmks:

**\*\*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'll 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).

Inclusions:  
Property Listed By:

N/A  
The Real Estate District

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







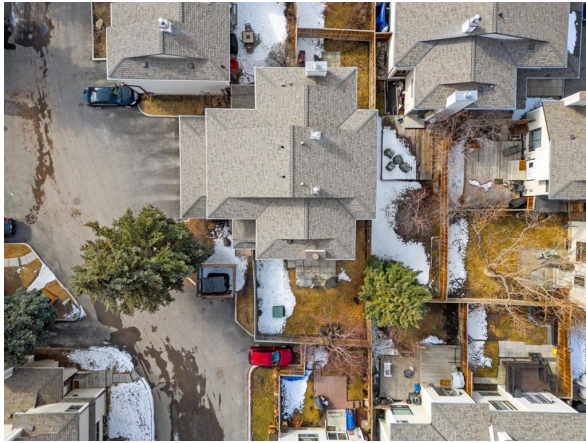












#### 32-11333 30 St SW, Calgary, AB

Main Floor Exterior Area 633.65 sq ft  
Interior Area 959.00 sq ft  
Excluded Area 271.28 sq ft



White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

#### 32-11333 30 St SW, Calgary, AB

1st Floor Exterior Area 717.24 sq ft  
Interior Area 959.00 sq ft



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#### 32-11333 30 St SW, Calgary, AB

Basement (Below Grade) Exterior Area 146.00 sq ft  
Interior Area 496.57 sq ft



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