

306, 11170 30 Street SW  
Calgary, Alberta

MLS # A2278621

**\$319,900**



<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	866 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d57
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Vinyl Windows		

**Inclusions:** Blinds, Curtain Rods.

Step into this top-floor retreat in the sought-after Stonecroft building &mdash; where vaulted ceilings and large windows create an airy sense of calm from the moment you walk in. The open living space feels instantly inviting, with a cozy gas fireplace, rich tones, and newer flooring. The kitchen tells its own story &mdash; modern two-tone cabinetry, granite counters, and stainless-steel appliances including a new dishwasher and stove, that make morning coffee or evening dinners feel a little more special. Down the hall, the primary suite is your quiet escape, featuring a walk-through closet and a newly update ensuite with gold accents and a spa-inspired shower. A second bedroom offers the flexibility every lifestyle needs &mdash; whether it's a guest space, nursery, or home office. And with in-suite laundry and new machines, underground parking with storage, and access to a fitness centre, every detail of convenience is covered. Set in a quiet, well-managed complex just steps from parks, shopping, and great access to Anderson Road and Stoney Trail, this is the perfect blend of warmth, function, and style.