

306, 11170 30 Street SW  
Calgary, Alberta

MLS # A2268825

**\$329,900**

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Cedarbrae                          |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 866 sq.ft.                         | Age:   | 2005 (20 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Underground                        |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

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

**Inclusions:** Blinds, Curtain Rods, TV Mounts

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 new stainless-steel appliances (except Fridge) 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.