

11604 OAKFIELD Drive, Calgary T2W 4T1

MLS® #: **A2187233** Area: **Cedarbrae** Listing Date: **01/20/25** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1983**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM
12
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Stacked Townhouse**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Corner Lot, Treed**
 Park Feat: **Assigned, Heated Garage, Parkade, Secured, Underground**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**
 Construction: **Stucco, Wood Frame, Wood Siding**
 Flooring: **Carpet, Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **No Animal Home, No Smoking Home, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main		4pc Bathroom	Main	
Bedroom	Main	9`11" x 13`1"	Bedroom	Main	10`1" x 9`5"
Bedroom - Primary	Main	11`1" x 13`1"	Dining Room	Main	8`0" x 8`7"
Kitchen	Main	7`8" x 9`8"	Living Room	Main	13`2" x 18`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$449

Fee Simple

M-C1

Fee Freq:

Monthly

Legal Desc: 8311921

Remarks

Pub Rmks: **Well maintained single-storey townhome nestled in the mature neighborhood of Cedarbrae. This 1,063 sqft corner unit offers 3 bedrooms, 1.5 bathrooms perfect for empty nesters, new home buyers and investors alike. Step into the bright, south-facing living space filled with natural light, complemented by a cozy wood-burning fireplace — perfect for relaxing evenings. The well-designed layout features in-suite laundry and ample storage, ensuring functionality for everyday living. Enjoy the convenience of heated underground assigned parking and bike storage, and a nice size patio to unwind or entertain outdoors. Located within walking distance of the Cedarbrae Community Centre and close to parks, schools, and amenities, this home offers a vibrant lifestyle at your doorstep. Don't miss this rare opportunity to own a corner unit townhome in a friendly and established community. Steps to the restaurants and amenities of Brae Centre. Bus Route 125, direct to Southland LRT stops right outside the front door. Minutes to Taza Costco, Fish Creek Park & South Glenmore. Easy access to Stoney Trail Ring Rd, 22x and Macleod Trail making for convenient city access.**

Inclusions: N/A

Property Listed By: Royal LePage Benchmark

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





