

**11612 Oakfield Drive SW
Calgary, Alberta**

MLS # A2253853



\$324,900

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	911 sq.ft.	Age:	1983 (42 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 391
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d55
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: None

Set in the mature community of Cedarbrae, this fully renovated townhouse delivers move-in ready comfort combined with everyday convenience. Off the entrance, a private south-facing patio creates an inviting setting for morning coffee, weekend barbeques or evenings with friends. Inside, the open floor plan is enhanced by a neutral palette and updated LVP flooring, blending style with durability. The living room is anchored by a cozy fireplace that encourages relaxation while the dining area maintains clear sightlines into both the kitchen and living space, keeping conversations seamless. A crisp white kitchen pairs sleek cabinetry with timeless subway tile and generous counter space, offering both function and inspiration for home cooking. In-suite laundry adds practical ease. The primary retreat is designed with a walk-through closet leading to a private 2-piece ensuite, eliminating nightly hallway trips. A second bedroom provides flexibility for guests, children or a dedicated office. The 4-piece main bathroom has been beautifully finished with modern tile and fixtures. Peace of mind continues with a newer furnace, hot water tank and windows. Heated underground parking and bike storage ensure year-round convenience. This location is ideal for families, professionals and investors alike. Walk to nearby shops, dining and coffee spots or explore the Cedarbrae Community Centre, ice rink, tennis courts, playgrounds and extensive pathways connecting to South Glenmore Park. Nearby schools support family living while direct bus service on offers easy access to the Southland LRT. Quick connections to Stoney Trail and Macleod Trail make commuting efficient while proximity to Fish Creek Park, Brae Centre amenities and Costco expand your lifestyle options. Offering modern updates within a vibrant community, this home balances comfort, function and

location for an investment in both daily living and long-term value!