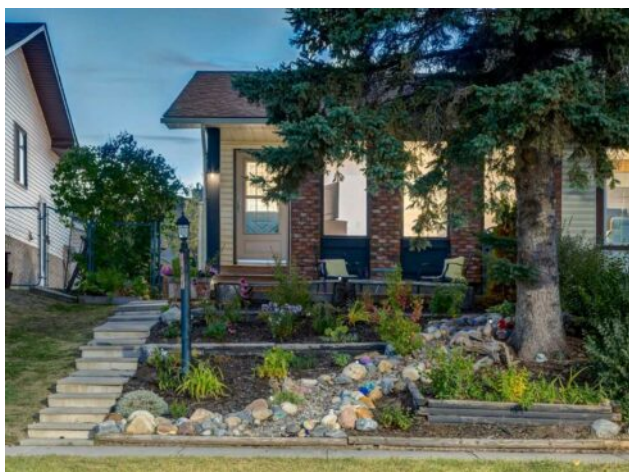


**11011 Oakfield Drive SW**  
**Calgary, Alberta**

**MLS # A2257351**



**\$444,900**

<b>Division:</b>	Cedarbrae		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	994 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Pantry, Recreation Facilities		

**Inclusions:** Backyard Shed , Fireplace

Charming Family Home in Cedarbrae! Welcome to 11011 Oakfield Drive SW – a bright and inviting home in one of Calgary’s most established communities. Featuring 3 bedrooms, 1.5 bathrooms, and a functional layout with spacious living areas, this property is ideal for family living. Enjoy a private, landscaped yard perfect for relaxing or entertaining. Directly across the street is a large open field for you and your family to enjoy! Minutes from schools, parks, and pathways, with quick access to Fish Creek Park, Southland Leisure Centre, and the SW Ring Road. A great opportunity to own in a desirable neighbourhood with plenty to offer!