



GRASSROOTS
REALTY GROUP

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11011 Oakfield Drive SW
Calgary, Alberta

MLS # A2257351



\$444,900

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

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