



GRASSROOTS
REALTY GROUP

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**D, 11111 Oakfield Drive SW
Calgary, Alberta**

MLS # A2271314



\$455,000

Division:	Cedarbrae		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Alley Access, Gravel Driveway, Oversized, Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Treed		

Heating: Central, Natural Gas

Floors: Carpet, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Cedar, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Closet Organizers, No Smoking Home, Vinyl Windows, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-CG d30

Utilities: -

Inclusions: NONE

Fantastic end-unit townhome with absolutely no condo fees and one of the largest backyards in the area. This move-in-ready property has been freshly painted from top to bottom and offers a bright, functional layout with 3 bedrooms upstairs and a fully developed basement featuring an additional bedroom. The main level features a welcoming living area and convenient half bathroom, while the upper floor offers three well-sized bedrooms and a full bathroom. Enjoy a huge, private backyard—a rare find for a townhome—perfect for outdoor living, kids, pets, gardening, or future garage development. Located directly across from a playground and St. Cyril School, and minutes to Cedarbrae School, shopping, plazas, clinics, fitness facilities, community centers, and the Southland Leisure Centre. This is a prime opportunity to own an affordable end-unit townhome without the burden of condo fees.