

Welcome Home to

11604 Oakfield Dr SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

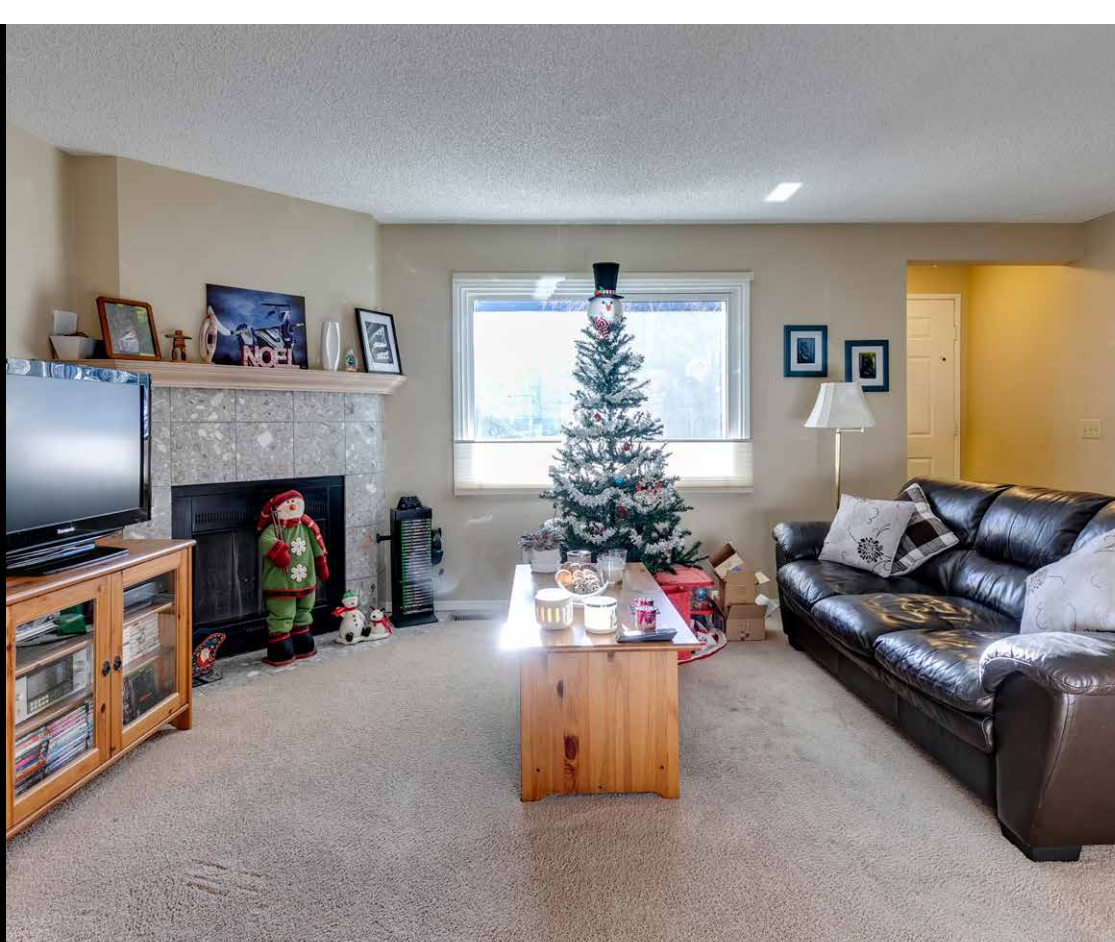
Phone: 403-874-0424
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Top 1% Nationally



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.





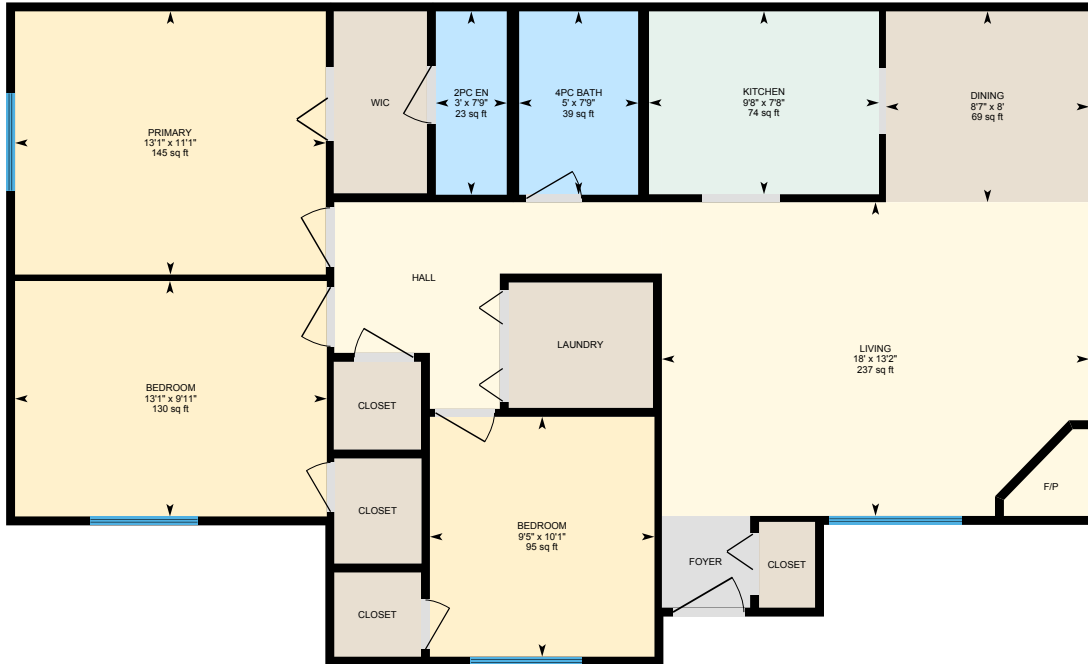
MLS: A2187233
 Year Built: 1983
 Style: Stacked Townhouse
 Total SqFt: 1,063.48 sqft
 Taxes (2024): \$1,368.00 (2024)
 Community: Cedarbrae
 Condo Fee: \$448.80/Monthly

4pc Bath: 7'9" x 3' M
 Dining: 8'x 8'7" M
 Kitchen: 7'8" x 9'8" M
 Living Room: 13'2" x 18' M
 Primary: 11'1" x 13'1" M

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11604 Oakfield Dr SW, Calgary, AB



Main Floor Exterior Area 1112.40 sq ft
Interior Area 1063.48 sq ft



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