

\$479,900 - 11119c Oakfield Drive Sw, Calgary

MLS® #A2143246

\$479,900

3 Bedroom, 2.00 Bathroom, 1,072 sqft

Residential on 0.06 Acres

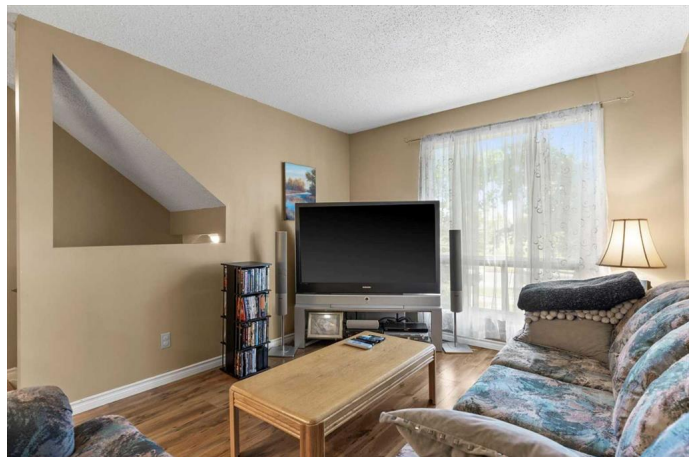
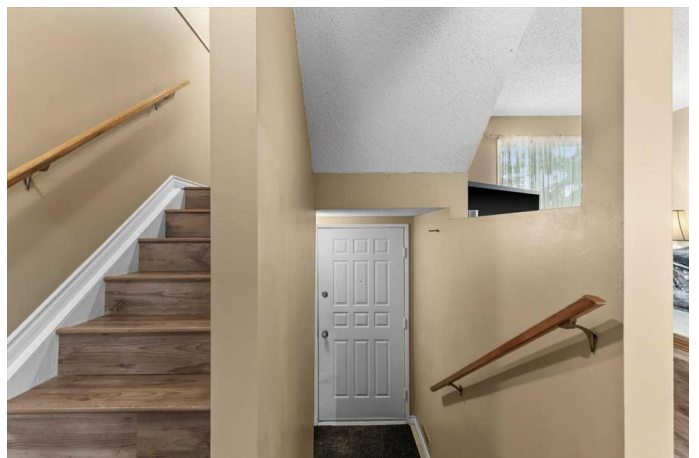
Cedarbrae, Calgary, Alberta

This charming single family home, located in SW Calgary's desirable Cedarbrae neighborhood, offers a unique opportunity rarely found at this price point outside of condos. This is not a condo, so no condo fees! Move-in ready and enjoys a prime location across from a serene natural forest and park, adjacent to the Cedarbrae Community Centre. The area boasts excellent schools and spacious sidewalks for leisurely strolls.

Situated within a well-established fourplex with friendly long-term neighbors, this home stands out with its generously sized lot, offering ample space for potential garage construction while retaining a spacious backyard. Meticulously maintained, the interior is immaculate and perfect for immediate occupancy before the new school year begins.

Upstairs, three nicely proportioned bedrooms include a spacious master bedroom with a walk-in closet. Recently updated windows and fresh paint enhance the appeal of the two smaller bedrooms. The exterior of the home is well-maintained, complemented by a backyard featuring a deck, children's playset with swings, slide, and sandbox. Great place to raise a family.

Feel the joy of living in this wonderful area, and delight in the feeling of freedom without the rules, restrictions, condo fees and cash calls you typically find with many condos. Act



quickly as opportunities like this seldom last long on the market.

Built in 1978

Essential Information

MLS® #	A2143246
Price	\$479,900
Sold Price	\$470,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,072
Acres	0.06
Year Built	1978
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	11119c Oakfield Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 3H3

Amenities

Parking Spaces	1
Parking	Alley Access, Off Street, Stall

Interior

Interior Features	Ceiling Fan(s), Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Wood Windows
Appliances	Dishwasher, Dryer, Electric Range, Freezer, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Dining Room, Mantle, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Playground, Private Yard
Lot Description	Back Lane, Back Yard, Street Lighting, See Remarks, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 20th, 2024
Date Sold	July 11th, 2024
Days on Market	21
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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