

\$324,900 - 11612 Oakfield Drive Sw, Calgary

MLS® #A2253853

\$324,900

2 Bedroom, 2.00 Bathroom, 911 sqft

Residential on 0.00 Acres

Cedarbrae, Calgary, Alberta

Set in the mature community of Cedarbrae, this fully renovated townhouse delivers move-in ready comfort combined with everyday convenience. Off the entrance, a private south-facing patio creates an inviting setting for morning coffee, weekend barbeques or evenings with friends. Inside, the open floor plan is enhanced by a neutral palette and updated LVP flooring, blending style with durability. The living room is anchored by a cozy fireplace that encourages relaxation while the dining area maintains clear sightlines into both the kitchen and living space, keeping conversations seamless. A crisp white kitchen pairs sleek cabinetry with timeless subway tile and generous counter space, offering both function and inspiration for home cooking. In-suite laundry adds practical ease. The primary retreat is designed with a walk-through closet leading to a private 2-piece ensuite, eliminating nightly hallway trips. A second bedroom provides flexibility for guests, children or a dedicated office. The 4-piece main bathroom has been beautifully finished with modern tile and fixtures. Peace of mind continues with a newer furnace, hot water tank and windows. Heated underground parking and bike storage ensure year-round convenience. This location is ideal for families, professionals and investors alike. Walk to nearby shops, dining and coffee spots or explore the Cedarbrae Community Centre, ice rink, tennis courts, playgrounds and extensive pathways connecting to South Glenmore Park.



Nearby schools support family living while direct bus service on offers easy access to the Southland LRT. Quick connections to Stoney Trail and Macleod Trail make commuting efficient while proximity to Fish Creek Park, Brae Centre amenities and Costco expand your lifestyle options. Offering modern updates within a vibrant community, this home balances comfort, function and location for an investment in both daily living and long-term value!

Built in 1983

Essential Information

MLS® #	A2253853
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	911
Acres	0.00
Year Built	1983
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

Community Information

Address	11612 Oakfield Drive Sw
Subdivision	Cedarbrae
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 5K1

Amenities

Amenities	Visitor Parking
Parking Spaces	1

Parking	Heated Garage, Parkade, Underground
---------	-------------------------------------

Interior

Interior Features	Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
# of Stories	2
Basement	None

Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 5th, 2025
Days on Market	13
Zoning	M-C1 d55

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.