

# \$789,900 - 112 Selkirk Drive Sw, Calgary

MLS® #A2257935

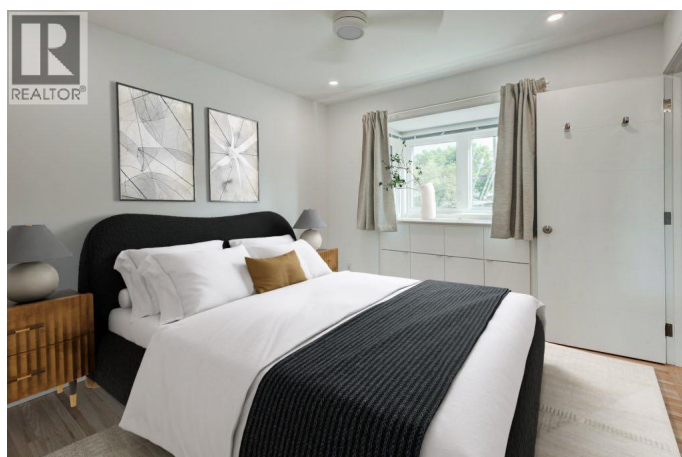
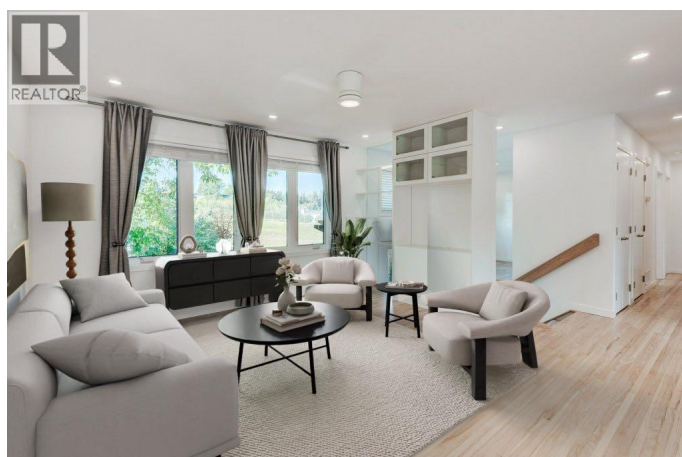
**\$789,900**

5 Bedroom, 3.00 Bathroom, 1,117 sqft

Single Family on 0.13 Acres

Southwood, Calgary, Alberta

**\*\*Open House SAT SEPT 27th 2-4PM\*\*** This **FULLY RENOVATED** property offers incredible versatility and investment potential with a **LEGAL 2-bedroom basement SUITE** featuring a **PRIVATE WALK-UP ENTRANCE**, separate **YARD SPACE**, designated **PARKING**, **DOUBLE** soundproofing between levels, its own furnace, washer/dryer hookups, and electrical panel. Perfect to live up and rent down OR add to your **INVESTMENT** portfolio. Taken down to the **STUDS** and rebuilt with functionality in mind, the main level is **BRIGHT** and **OPEN** with refinished **HARDWOOD** floors and plenty of natural light. The kitchen has **FULL-HEIGHT** cabinetry, **QUARTZ** countertops, and **SS** appliances, combining timeless style with everyday practicality. The spacious layout includes 3 generous bedrooms, including a primary with a stylish **3-PIECE ENSUITE**. All bedrooms feature **BUILT-IN CLOSETS** with organizers and fans while the third bedroom is designed with a **MODERN GLASS WALL**—ideal for office use but easily converted back if desired. A 4-piece bath finishes the main. The beautifully **LANDSCAPED BACKYARD** is designed to impress and features numerous spaces for all parties to enjoy some outdoor time in private. The sunken hot tub has never used and is waiting for you to enjoy. Additional highlights >> **SPRAY FOAM** insulation in the walls and **R24** in the attic for energy efficiency. Extensive updates include a newer roof, electrical, plumbing, and windows, providing peace of



mind for years to come. The BRAND-NEW GARAGE is INSULATED, DRYWALLED, and HEATED, built on a CONCRETE foundation, with SEPARATE OVERHEAD storage and enough space for two vehicles or all your recreational toys. Fencing has been reinforced with STEEL posts and ROCK BASE for extra sturdiness and water protection. Donâ€™t let the LOCATION fool youâ€”this home sits on a QUIET STREET on the 'Haysboro' side of Southwood, and has a PEACEFUL GREEN BELT right out front. Easy access to all major thoroughfares, as well shops and services are within minutes. Every detail of this home has been carefully thought out to provide COMFORT, FUNCTION, and VALUE. Come see today! (id:6289)

Built in 1964

### Essential Information

Listing #	A2257935
Price	\$789,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,117
Acres	0.13
Year Built	1964
Type	Single Family
Sub-Type	Freehold
Style	Bi-level

### Community Information

Address	112 Selkirk Drive Sw
Subdivision	Southwood
City	Calgary
Province	Alberta
Postal Code	T2W0M4

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage, Other, Parking Pad
# of Garages	2

## Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave, Microwave Range Hood Combo, Hood Fan, Window Coverings
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Has Basement	Yes
Basement	Separate entrance, Walk-up, Suite

## Exterior

Exterior	Aluminum siding, Brick
Exterior Features	Landscaped
Foundation	Poured Concrete

## Listing Details

Listing Office      Real Broker



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Listing information last updated on October 14th, 2025 at 3:16am PDT