$789,900 - 112 Selkirk Drive Sw, Calgary

MLS® #A2257935

$789,900
5 Bedroom, 3.00 Bathroom, 1,117 sqft
Residential on 0.13 Acres

Southwood, Calgary, Alberta

Open House SAT SEPT 20th 1-3PM 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 WALLâ€”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!

Built in 1964

Essential Information

MLS® #	A2257935
Price	$789,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,117
Acres	0.13
Year Built	1964
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	112 Selkirk Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta

Postal Code	T2W0M4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Separate Entrance, Storage
Appliances	Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Range Hood, Refrigerator, Stove(s), Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Landscaped, Low Maintenance Landscape, See Remarks, Street Lighting, Greenbelt
Roof	Asphalt Shingle
Construction	Aluminum Siding, Brick
Foundation	Poured Concrete

Additional Information

Date Listed	September 17th, 2025
Zoning	R-CG

Listing Details

Listing Office	Real Broker

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