

11 Selkirk Drive SW
Calgary, Alberta

MLS # A2271705



\$859,900

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|------------------|---|---------------|-------------------|
| Division: | Southwood | | |
| Type: | Residential/House | | |
| Style: | 4 Level Split | | |
| Size: | 1,386 sq.ft. | Age: | 1965 (61 yrs old) |
| Beds: | 4 | Baths: | 2 |
| Garage: | Carport, Double Garage Detached, Heated Garage, Off Street, Oversized, Pa | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lav | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | Dechlorinator, TV Brackets x2, Hot Tub, Storage Shed | | |

Fully renovated 4-level split in West Haysboro offering over 2,500 sq. ft. of living space. A legal walk-out basement suite, ideal for second family, provides a full kitchen, living room with a 72" electric fireplace, two bedrooms, a 3pc bathroom, and in-floor heating. An open-concept kitchen highlights the main floor, featuring oversized cabinets, stainless steel appliances, granite counters, an eating bar, and a pantry. Adjacent to the kitchen is a living room with a second 72" electric fireplace, built-in wall units, and a custom tiled feature wall. The formal dining area comfortably fits a large family table and includes a built-in bar. Upstairs, the master retreat includes a walk-in closet and a 5pc spa-inspired ensuite complete with dual sinks, a glass shower with bench and water jets, a soaker tub, and heated floors. A second spacious bedroom completes the upper level. Notable upgrades include aluminum windows with retractable screens, new doors with multi-point locking systems, Alfa tile flooring, granite counters throughout, custom closet organizers, a newer Kinetico water softener, and a newer high-efficiency furnace. Smart home additions such as LED lighting, a smart thermostat, and code/chip/fingerprint deadbolts enhance convenience and security. Outdoor living is just as impressive with a west-facing yard featuring low-maintenance landscaping, a patio, hot tub, storage shed, and natural stone retaining. Parking is exceptional with an oversized insulated and heated double detached garage with alley access, plus a covered carport. Located close to the BRT line, Southland C-Train Station, an off-leash dog park, and nearby amenities. Positioned north of Southland Drive and west of Elbow Drive.