



GRASSROOTS
REALTY GROUP

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112 Selkirk Drive SW
Calgary, Alberta

MLS # A2249283



\$874,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,121 sq.ft.	Age:	1964 (61 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Metal Siding , Stone	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Fully Renovated Bi-Level in Desirable Southwood & Steps from Green Space! This beautifully updated 5-bedroom, 3-bathroom home features a LEGAL 2-bedroom basement suite with a private walk-up entrance and separate laundry, making it ideal for extended family or as a mortgage helper. Enjoy the convenience of an oversized, insulated, and heated double detached garage with bonus overhead storage. Taken down to the studs and rebuilt with quality in mind, the home boasts spray foam insulation, R45 attic insulation, and double soundproofing between levels. The main floor offers a bright living space with a double-sided fireplace, a modern kitchen with stainless steel appliances, dining area, and its own laundry. There are 3 bedrooms upstairs, including a primary suite with a renovated 3-piece ensuite, and a stylish 3-piece main bath. The legal basement suite is thoughtfully designed with a spacious living/recreation area, full kitchen, 2 bedrooms, a full 4 piece bathroom, and its own private laundry. Exterior updates include striking stonework, cedar soffits and beams, all-new LUX windows and doors, and custom fencing with steel I-beam posts and cedar panels. The backyard is a true retreat, featuring a deck, patio, and brand-new hot tub. Additional upgrades: 2 furnaces, 200 AMP electrical panel. Prime location with easy access to schools, shopping, transit, Elbow Drive, 14th Street, and surrounding green spaces. Whether you're a first-time buyer, down-sizer or an investor, this home is a must-see!