



**GRASSROOTS**  
REALTY GROUP

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**11 Selkirk Drive SW**  
**Calgary, Alberta**

**MLS # A2271705**



**\$859,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**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.