



**11 Selkirk Drive SW
Calgary, Alberta**

MLS # A2271705

\$859,900

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, Law		

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.