



GRASSROOTS
REALTY GROUP

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116 Selkirk Drive SW
Calgary, Alberta

MLS # A2334609



\$539,900

Division:	Southwood		
Type:	Residential/Duplex		
Style:	4 Level Split, Attached-Side by Side		
Size:	1,050 sq.ft.	Age:	1962 (64 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile, Vinyl Plank
Roof:	Flat, Rolled/Hot Mop
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Central Vacuum, Closet Organizers, High Ceilings, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: n/a

Charming Mid-Century Semi-Detached 4-Level Split Welcome to this well-maintained semi-detached 4-level split in the desirable community of Southwood. Offering 949.67 sq. ft. above grade with over four thoughtfully designed levels of living space, this home features 4 bedrooms and 2 full bathrooms, making it ideal for families, first-time buyers, or investors. The upper level includes two bedrooms and one full bathroom, while the lower level offers two additional bedrooms and another full bathroom, providing excellent flexibility for growing families, guests, or a home office. The finished basement serves as a versatile recreation room, perfect for entertaining, hobbies, or a play area. The bright main floor showcases classic mid-century charm with soaring ceilings, an updated kitchen, and an abundance of large windows that fill the home with natural light. Recent upgrades include a new hot water tank (2025) and roof replacement (2019), updated kitchen offering added peace of mind. Step outside to enjoy a spacious, private patio and fully fenced backyard, ideal for relaxing or entertaining. The low-maintenance front yard enhances curb appeal, while the generous rear yard provides ample space to build a future garage. Street parking is readily available. Perfectly situated facing a dog park, this home is conveniently located near schools, shopping, restaurants, fitness centres, the library, Rockyview General Hospital, and offers excellent access to public transit, including bus routes and the CTrain. With its functional layout, timeless character, and outstanding location, this Southwood gem is ready to welcome its next owners.