



GRASSROOTS
REALTY GROUP

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48 Selkirk Drive SW
Calgary, Alberta

MLS # A2349584



\$649,900

Division:	Southwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,071 sq.ft.	Age:	1959 (67 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Single Garage Detached, Workshop in Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: Garage Remote Opener (1)

Beautiful tree lined streets bring you to a rare bungalow home in West Haysboro. Welcome to 48 Selkirk Drive SW, a spacious 5-bedroom, 2-full-bath bungalow offering over 2,020 sq. ft. of developed living space in the established and family-friendly community of Southwood. With a functional layout, valuable updates, and exciting future potential, this home is an excellent opportunity for families, investors, or buyers looking to add their own personal touches. The bright and welcoming main floor is enhanced by newer windows throughout (2017), allowing plenty of natural light to fill the home. The kitchen features warm maple cabinetry with ample storage and workspace, while the comfortable living and dining areas provide plenty of room for everyday family living and entertaining. With five bedrooms and two full bathrooms, the home offers excellent flexibility for a growing family, home offices, guests, or multi-generational living. Important improvements include a new furnace and hot water tank (2024), newer windows (2017), and a new electrical panel, providing peace of mind while leaving plenty of opportunity to further personalize the home. Outside, the property features an oversized single detached garage with fantastic future potential, including the possibility of exploring a studio or additional living/work space above the garage, subject to City of Calgary approvals, permits, and applicable land-use and building requirements. Located in the mature community of Southwood, this home is surrounded by tree-lined streets and offers convenient access to schools, parks, playgrounds, shopping, public transit, and major roadways. Enjoy proximity to Southland Leisure Centre, Southcentre Mall, Willow Park Village, and the shops and services along Macleod Trail, along with convenient access to the Southland LRT Station. Offering over 2,020 sq. ft. of

developed living space, five bedrooms, major mechanical updates, an oversized garage, and an excellent southwest Calgary location, 48 Selkirk Drive SW is full of potential and ready for its next chapter. The home is perfectly situated just a short walk to an off leash dog park, the Southland C-Train & many amenities including Tim Hortons, and much more. Get the best of both worlds as this sliver of Southwood homes is situated in WEST Haysboro! The property is located North of Southland Dr & West of Elbow.