

# \$729,000 - 47 Selkirk Drive Sw, Calgary

MLS® #A2214643

**\$729,000**

3 Bedroom, 2.00 Bathroom, 1,113 sqft

Residential on 0.13 Acres

Southwood, Calgary, Alberta

Welcome to Selkirk Drive! This amazing four-level split effortlessly combines comfort and space. From the moment you enter you will be greeted with soaring vaulted ceilings to a bright, open concept layout that creates an airy and inviting space. This home has generous living spaces, allowing for privacy and flexibility for the whole family. Some incredible features include the separate family room on the lower level, beautiful built ins and three bedrooms upstairs. Outside, you will love the spacious deck and incredible backyard which is complete with a firepit. There is plenty of space to garden, host and enjoy with your family. Lots of nearby schools, shopping and close proximity to walking paths, Rockyview Hospital and the Glenmore Reservoir. Don't miss your opportunity to live on this fantastic street.

Built in 1961

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2214643  |
| Price          | \$729,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 1,113     |
| Acres          | 0.13      |
| Year Built     | 1961      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Detached      |
| Style    | 4 Level Split |
| Status   | Active        |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 47 Selkirk Drive Sw |
| Subdivision | Southwood           |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2W 0M3             |

### Amenities

|                |                                                                |
|----------------|----------------------------------------------------------------|
| Parking Spaces | 3                                                              |
| Parking        | Additional Parking, Double Garage Detached, Garage Door Opener |
| # of Garages   | 2                                                              |

### Interior

|                   |                                                                                                                                                              |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Beamed Ceilings, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Skylight(s) |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Refrigerator, Washer, Window Coverings, Garburator                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                      |
| Cooling           | None                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                                          |
| Basement          | Finished, Full                                                                                                                                               |

### Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | BBQ gas line, Fire Pit, Garden, Private Yard |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot        |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Stucco, Wood Frame                    |
| Foundation        | Poured Concrete                              |

### Additional Information

Date Listed April 29th, 2025

Zoning R-C1

## **Listing Details**

Listing Office First Place Realty

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