

\$649,900 - 80 Selkirk Drive Sw, Calgary

MLS® #A2111656

\$649,900

6 Bedroom, 3.00 Bathroom, 1,319 sqft
Residential on 0.15 Acres

Southwood, Calgary, Alberta

Don't miss out on this fantastic investment opportunity nestled in the desirable community of Southwood! Situated on a spacious 50x130ft lot, this turn-key property offers both comfort and convenience.

The main floor welcomes you with a luminous kitchen featuring granite countertops and stainless steel appliances. With four generously sized bedrooms and two bathrooms, along with a spacious living room and dining area, this level offers ample space for comfortable living. The refinished hardwood floors add a touch of elegance to this already charming space.

The basement presents a legal secondary suite registered with the city of Calgary, offering a complete kitchen, one bathroom, two bedrooms, and a spacious living room featuring a cozy natural gas fireplace. Each unit conveniently includes its own laundry facilities.

This property has been thoughtfully upgraded, with all windows, siding, and roof replaced in 2015, along with renovated main-floor bathrooms, 200 amps panel and more. Central air conditioning was also added for summer comfort.

Step outside to discover a sprawling backyard and a heated double garage, complete with a unique attached office featuring coveted



in-floor heating!

Ideally located just five minutes from the Southland LRT station and less than ten minutes from Southcentre Mall, this property also offers proximity to various employment centers, making it an ideal investment opportunity.

Seize the chance to own this exceptional property!

Built in 1961

Essential Information

MLS® #	A2111656
Price	\$649,900
Sold Price	\$692,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,319
Acres	0.15
Year Built	1961
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	80 Selkirk Drive Sw
Subdivision	Southwood
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 0M4

Amenities

Parking Spaces	2
----------------	---

Parking	Covered, Double Garage Detached, Heated Garage, On Street
---------	---

Interior

Interior Features	Granite Counters, Jetted Tub, Laminate Counters, No Smoking Home, Separate Entrance, Soaking Tub, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Gas Water Heater, Range Hood, Refrigerator, Washer, Washer/Dryer Stacked
Heating	Combination, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	BBQ gas line, Fire Pit, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Lawn, Interior Lot, Native Plants, Sloped Down
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 5th, 2024
Days on Market	3
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.