47 Selkirk Drive SW
Calgary, Alberta

MLS # A2214643

$729,000

Division:	Southwood
Type:	Residential/House
Style:	4 Level Split
Size:	1,113 sq.ft.
Age:	1961 (64 yrs old)
Beds:	3
Baths:	2
Garage:	Additional Parking, Double Garage Detached, Garage Door Opener
Lot Size:	0.13 Acre
Lot Feat:	Back Lane, Back Yard, Rectangular Lot

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Stone, Stucco, Wood Frame	**Zoning:**	R-C1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Beamed Ceilings, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s)

Inclusions: Speaker systems in lower level family room

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.