48 Selkirk Drive SW

Calgary | Active | MLS® A2349584

$624,900









Bedrooms	Bathrooms	Year Built	Living area
5	**2**	**1959**	**1,071 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

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.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349584
Bedrooms	5
Bathrooms	2
Year Built	1959
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,071 sq. ft.
Main Level Finished Area:	1,071 sq. ft.
Below Grade Finished Area:	955.36 sq. ft.
Acreage:	No
Lot Area:	5,694 sq. ft.
Lot Frontage:	57'2"
Front Exposure:	Southwest
Levels:	One
Total Rooms Above Grade:	6
Year built:	1959 (Age: 67)
Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	2
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	0
Plan:	6498HP
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Hardwood, Tile
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Alley Access, Single Garage Detached, Workshop in Garage
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Southwood
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Inclusions:	Garage Remote Opener (1)
Restrictions:	None Known
Main Floor	Bedroom · 10' × 8'2" ·
Main Floor	Bedroom · 11'8" × 8'2" ·
Main Floor	Dining Room · 9'1" × 8'4" ·
Main Floor	Kitchen · 12'2" × 11'9" ·
Main Floor	Living Room · 18'8" × 13'2" ·
Main Floor	Bedroom - Primary · 13'2" × 13'1" ·
Basement	Bedroom · 11'11" × 10'4" ·

Basement	Bedroom · 12'2" × 11'11" ·
Basement	Game Room · 26'4" × 13'10" ·
Basement	Furnace/Utility Room · 19'1" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Few Trees, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Oct 01, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/48-selkirk-drive-sw-calgary-a2349584/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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