

# \$799,000 - 36 Hooke Road Sw, Calgary

MLS® #A2225727

**\$799,000**

4 Bedroom, 2.00 Bathroom, 1,121 sqft

Residential on 0.14 Acres

Haysboro, Calgary, Alberta

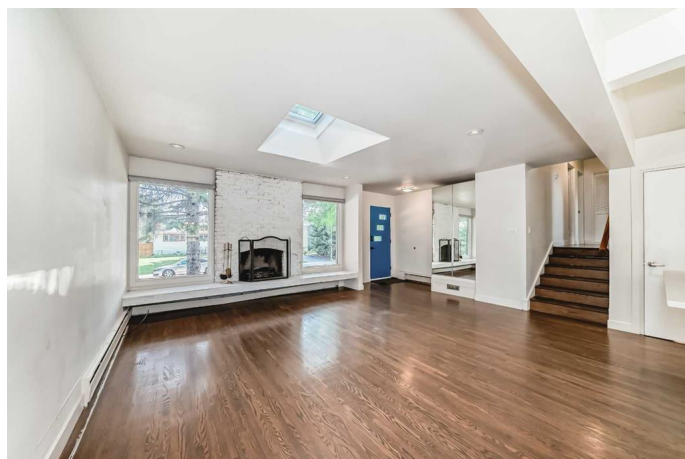
Excellent Location for this West side Haysboro 4 level split. The private yard is quiet with large side and rear decks and mature landscaping. The bright open concept living room, kitchen and dining room have been redone and the wood burning living room fireplace provides a cozy ambience. Many upgrades include new electrical, living room skylight, redone kitchen with island, granite countertops, custom cabinets with built in stove and cooktop, ss fridge and dishwasher and refinished hardwood, many windows were also replaced. The large east deck is accessed through french doors off the dining area. There is 1650 sq feet of developed living space including the 3rd level which has a Family room with gas fireplace and a walk out to the back yard, as well as a 4th bedroom and 3 piece bathroom. The 4th level is a large open space that makes a great play room or games room or could be further developed as needed. The oversized double garage in the back provides room for 2 full sized vehicles as well as storage. The proximity to shopping, transit, schools and parks make this an ideal neighborhood to call home. Listing Realtor is related to seller and has an interest in the property

Built in 1959

## Essential Information

MLS® #                   A2225727

Price                     \$799,000



Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,121
Acres	0.14
Year Built	1959
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	36 Hooke Road Sw
Subdivision	Haysboro
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3K5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Double Vanity, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Built-In Oven, Electric Cooktop
Heating	Baseboard, Natural Gas, Boiler
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Family Room, Wood Burning
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Yard, Fire Pit
-------------------	------------------------

Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot, Fruit Trees/Shrub(s), Treed
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 1st, 2025
Days on Market	99
Zoning	R-CG

### **Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.