

# \$849,000 - 36 Hooke Road Sw, Calgary

MLS® #A2225727

**\$849,000**

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 \$849,000



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

### Exterior

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

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 1st, 2025 |
| Days on Market | 15             |
| Zoning         | R-CG           |

### **Listing Details**

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

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