



**67 Hooke Road SW
Calgary, Alberta**

MLS # A2302677



\$729,900

Division:	Haysboro		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,510 sq.ft.	Age:	1959 (67 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Double Garage Detached, Driveway, Front Drive, See Ren		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot,		

Heating:	Boiler	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Storage		

Inclusions: NA

Rare opportunity in Haysboro! Situated on a prime 60' x 100' south-backing corner lot in this highly sought-after, family-friendly community, this 4-level split offers nearly 2,100 sq ft of developed living space and exceptional versatility—ideal for a family home, renovation project, or long-term investment. Surrounded by mature trees and established homes, this property offers immediate livability with strong future potential. Well maintained over the years, it features key updates including newer windows, water tank, fresh interior paint, and a stainless steel fridge, providing a solid foundation for your vision. The main floor features beautiful hardwood floors, a spacious living room with large picture window, and a brick-faced wood-burning fireplace. The kitchen and formal dining area offer generous space and flexibility for everyday family living or a future modern redesign. Upstairs you'll find a large primary bedroom that can easily accommodate king sized furniture, a second well-sized bedroom, and a full bathroom with linen closet. The third level offers walk-out access to the backyard, with two additional bedrooms—perfect for kids, guests, a home office, or gym, with potential for future suite development. The fourth level features a generous family room with a second fireplace—ideal for watching the game, movie nights and entertaining—along with a 3-piece bathroom, laundry, and storage. Additional highlights include a low-maintenance yard, double detached garage, and additional parking for up to three vehicles. Unbeatable location within walking distance to schools, parks, amenities, transit, LRT (Heritage & Southland) and the Glenmore Reservoir, with quick access to Chinook Centre, Southcentre Mall, Willow Park, downtown, and major routes including Macleod

Trail, Deerfoot Trail, and Stoney Trail. A rare blend of move-in-ready comfort, family functionality, and outstanding long-term potential in one of Calgary’s most desirable established communities.