



**67 Hooke Road SW**  
**Calgary, Alberta**

**MLS # A2319407**



**\$675,000**

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

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

**Inclusions:** NA

Welcome to the heart of Haysboro! Move in, rent out, renovate, or reimagine—the choice is yours. Offering immediate comfort, outstanding lot value, and tremendous future potential, this is a rare chance to invest in one of Calgary’s most desirable and established southwest communities. Situated on an exceptional 60' x 100' south-backing corner lot, this well-maintained 4-level split presents a rare opportunity to secure a property with incredible upside in a location where opportunities like this are increasingly hard to find. Offering nearly 2,100 sq. ft. of developed living space, the home is comfortably move-in ready while providing the perfect canvas for future renovations, customization, or long-term redevelopment. Lovingly cared for over the years, the property features newer windows, hot water tank, fresh interior paint and beautifully maintained hardwood flooring throughout the main level. The bright and spacious living room is filled with natural light from a large picture window and features a charming brick-faced wood-burning fireplace. The adjoining dining area and kitchen offer excellent functionality today, with exciting potential to be transformed into a stunning modern living space. Upstairs, you'll find a generously sized primary bedroom with room for king-sized furniture, a second spacious bedroom, and a full bathroom with additional storage. The third level offers walk-out access to the backyard and includes two additional bedrooms, providing flexibility for growing families, guests, home office, gym or hobby spaces. With its separate access and versatile layout, the home also offers future suite potential, subject to city approval. The lower level features a large family room with a second fireplace, creating the perfect space for entertaining, movie nights, or relaxing with family and friends. A 3-piece bathroom with new shower, laundry area, and

ample storage complete the home. Outside, the oversized south-backing corner lot is the true standout feature. Whether you're envisioning a substantial renovation, future addition, redevelopment project, or simply enjoying the extra outdoor space, the possibilities are endless. A double detached garage and additional parking for up to three vehicles add further convenience. Located within walking distance of top-rated schools, greenspaces, walking pathways, parks, shopping, transit, Heritage and Southland LRT stations, and the Glenmore Reservoir, this unbeatable location also offers quick access to Chinook Centre, Southcentre Mall, Rockyview Hospital, Heritage Park, downtown Calgary, Macleod Trail, Deerfoot, and Stoney Trail.