

31 Hoover Place SW
Calgary, Alberta

MLS # A2353409

\$699,900

Division:	Haysboro		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,067 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Low Maintenance La		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Imagine watching your children at play from the comfort of your own home! Tucked away at the end of a quiet cul-de-sac in the established community of West Haysboro, this beautifully updated home offers an exceptional location, siding onto a park and just steps from the Haysboro Community Centre, playground, tennis courts, skating rinks and schools. With a sunny south-facing backyard, mature landscaping and a peaceful setting, this is a rare opportunity to enjoy a location that truly enhances everyday living. Inside, the thoughtfully designed main floor creates a bright, welcoming atmosphere with a spacious, open-concept design. The beautiful kitchen features maple cabinetry, two sinks, a generous island with breakfast bar seating and quality appliances. Fresh paint, new carpet and tile add to the home's inviting appeal. Numerous improvements provide added peace of mind, including a new furnace, hot water tank and air conditioning in 2024, a roof replacement in 2020 and Gemstone exterior lighting. Beyond your doorstep, enjoy easy access to Elbow Drive, express bus service to downtown and the convenience of nearby Chinook Centre, and the LRT. Glenmore Reservoir and Fish Creek Provincial Park are also just a short drive away, offering endless opportunities for outdoor recreation. A welcoming, move-in-ready home in an unbeatable park-side location, where community, convenience and everyday comfort come together. Book your showing today!