# 31 Hoover Place SW

Calgary | Active | MLS® A2357810

**$699,900**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **4** | **2** | **1958** | **1,066.76 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by eXp Realty

# A closer look

* OPEN HOUSE this SATURDAY Nov. 21, 1-3 PM * Imagine watching your children play in the park, right from the comfort of your own home! Tucked away at the end of a quiet cul-de-sac in West Haysboro, this beautifully updated home sides onto a park and is just steps from the community centre, playground, tennis courts, skating rinks and schools. A sunny south-facing backyard, mature landscaping and peaceful surroundings offer the perfect balance of privacy and community living.

Inside, a bright and spacious open-concept main floor welcomes you with an inviting layout designed for everyday convenience and entertaining. The kitchen features warm maple cabinetry, two sinks, a generous centre island with breakfast bar seating and quality appliances. Fresh paint, new carpet and tile further enhance the home's appeal, creating a comfortable and welcoming atmosphere throughout. Thoughtful upgrades add lasting value and peace of mind, including a new furnace, hot water tank and air conditioning in 2024, a newer roof (2020) and Gemstone exterior lighting.

Enjoy the convenience of nearby shopping, restaurants and amenities at Chinook Centre, along with easy access to Elbow Drive, express transit to downtown and the LRT. Proximity to Glenmore Reservoir and Fish Creek Provincial Park, offer beautiful pathways, green spaces and year-round recreation.

A welcoming, move-in-ready home where comfort, community and everyday convenience come together. Discover everything this wonderful West Haysboro property has to offer. Book your private showing today!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2357810 |
| **Bedrooms** | 4 |
| **Bathrooms** | 2 |
| **Year Built** | 1958 |
| **Property Type:** | Residential |
| **Property Sub Type:** | Detached |
| **Condo Type:** | Not a Condo |
| **Transaction Type:** | For Sale |
| **Suite:** | No |
| **Num Legal Suites:** | 0 |
| **Num Illegal Suites:** | 0 |

| | |
|---|---|
| **Home Style:** | Bungalow |
| **Total Living Area:** | 1,066.76 sq. ft. |
| **Main Level Finished Area:** | 1,066.76 sq. ft. |
| **Below Grade Finished Area:** | 946.21 sq. ft. |
| **Acreage:** | No |
| **Lot Area:** | 5,274 sq. ft. |
| **Lot Frontage:** | 61'8" |
| **Front Exposure:** | North |
| **Levels:** | One |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 1958 (Age: 68) |
| **Bedrooms:** | 4 (Above Grd: 3) |
| **Bedrooms Above Grade:** | 3 |
| **Bedrooms On Main:** | 3 |
| **Bedrooms Below Grade:** | 1 |
| **Bathrooms:** | 2.0 (Full:2, Half:0) |
| **Num Ensuite Baths:** | 0 |
| **Plan:** | 311HN |
| **Heating:** | Forced Air |
| **Basement:** | Full, Finished, None |
| **Foundation:** | Poured Concrete |
| **New Constr.:** | No |
| **Construction Material:** | Stucco, Wood Frame, Wood Siding |
| **Structure Type:** | House |
| **Roof:** | Asphalt Shingle |
| **Ensuite:** | No |

| | |
|---|---|
| **Flooring:** | Carpet, Ceramic Tile, Hardwood |
| **Cooling:** | Central Air |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Basement, Gas, Tile |
| **Garage:** | Yes |
| **Garage Spaces:** | 2 |
| **Parking:** | Double Garage Detached, Oversized |
| **Parking Places:** | 2 |
| **Parking Total/Covered:** | 2 / - |
| **Laundry Features:** | In Basement |
| **City Quadrant:** | Southwest |
| **Community:** | Haysboro |
| **Appliances:** | Built-In Gas Range, Central Air Conditioner, Dishwasher, Dryer, Refrigerator, Washer |
| **Inclusions:** | Not applicable |
| **Restrictions:** | Restrictive Covenant |
| **Main Floor** | Kitchen · 14' × 13'6" · |
| **Main Floor** | Dining Room · 9'6" × 8'5" · |
| **Main Floor** | Living Room · 19' × 14' · |
| **Main Floor** | Bedroom - Primary · 11'3" × 11' · |
| **Main Floor** | Bedroom · 11' × 8'9" · |
| **Main Floor** | Bedroom · 10'4" × 8'7" · |
| **Basement** | Family Room · 28'4" × 11'4" · |
| **Basement** | Laundry · 10' × 9' · |
| **Basement** | Storage · 8'8" × 6'2" · |
| **Basement** | Bedroom · 11'3" × 9'2" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Other, Park, Playground, Schools Nearby, Shopping Nearby |
| **Interior Features:** | No Smoking Home |
| **Exterior Features:** | Lighting, Private Yard |
| **Patio And Porch Features:** | Deck |
| **Lot Features:** | Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Low Maintenance Landscape |
| **Num. of Parcels:** | 0 |
| **Fencing:** | Fenced |
| **Region:** | Calgary |
| **Zone:** | CAL Zone S |
| **Zoning:** | R-C1 |
| **Listed Date:** | Nov 12, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/31-hoover-place-sw-calgary-a2357810/

## Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.