

68, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2216091



\$319,500

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, See Remarks, Wood Counters		

Inclusions: N/A

Charming 3-Bedroom Townhouse in Dover – Ideal for Homeowners or Investors Welcome to this spacious and light-filled three-bedroom, one-and-a-half-bath, two-story townhouse located in the desirable community of Dover. The main floor boasts a bright living room that flows seamlessly into the dining area—perfect for everyday living and entertaining. The kitchen features dual sinks, black appliances, ample counter space, and plenty of storage. A convenient half bath is located on the main floor for guests and added comfort. Upstairs, you’ll find a full bathroom and three generously sized bedrooms, each offering large windows that fill the rooms with natural light and include ample closet space. The unfinished basement includes a laundry area and a large open space—ready for your future development ideas. Enjoy a private, fully fenced backyard with a spacious deck, ideal for relaxing, entertaining, or letting pets roam safely. Located close to parks, schools, amenities, and major commuting routes, this home is perfectly situated for convenience. Long-term tenants are currently in place, making this a great turnkey investment opportunity, or choose vacant possession for your new home this summer. Don’t miss the full Virtual Tour!