# \$337,500 - 67, 4769 Hubalta Road Se, Calgary

MLS® #A2207231

## \$337,500

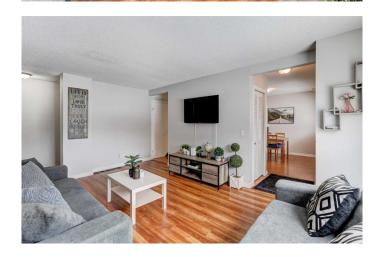
3 Bedroom, 2.00 Bathroom, 1,068 sqft Residential on 0.00 Acres

Dover, Calgary, Alberta

Welcome to this stylish and sun-drenched modern townhouseâ€"your perfect blend of comfort, practicality, and charm! With 3 bright and spacious bedrooms, 1.5 bathrooms, and tons of natural light streaming in throughout, this home feels warm and inviting the moment you step through the door. The main level features a practical kitchen and dining area ideal for everyday living, a conveniently located powder room, and a large, cozy living room that's perfect for relaxing or entertaining. Upstairs, you'II find three generously sized bedrooms and a beautifully updated 4-piece bathroom featuring a brand-new tub and shower. Downstairs, the partially finished basement offers a versatile open space with sleek vinyl plank flooringâ€"perfect as a future rec room, home gym, or office. The basement also boasts large storage room that could easily be transformed into a 4th bedroom or creative flex space (with approval from the condo board and city permit process) One of the standout features is the private, southwest-facing fenced yardâ€"ideal for catching the sun all day and enjoying warm evenings outside. Plus, you're located right across from a green space and just minutes to schools and shopping. Whether you're a first-time buyer, a growing family, or looking to invest, this home checks all the boxes. Don't miss this opportunity!







Built in 1979

#### **Essential Information**

MLS® # A2207231 Price \$337,500

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,068
Acres 0.00
Year Built 1979

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 67, 4769 Hubalta Road Se

Subdivision Dover
City Calgary
County Calgary
Province Alberta

Postal Code T2B 2N9

#### **Amenities**

Amenities None

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Kitchen Island, Storage

Appliances Dishwasher, Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Partially Finished

#### **Exterior**

Exterior Features None

Lot Description Landscaped

Roof Asphalt Shingle

Construction Stucco, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed April 2nd, 2025

Days on Market 2

Zoning M-CG

## **Listing Details**

Listing Office CIR Realty

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