

# \$309,500 - 68, 4769 Hubalta Road Se, Calgary

MLS® #A2216091

**\$309,500**

3 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.00 Acres

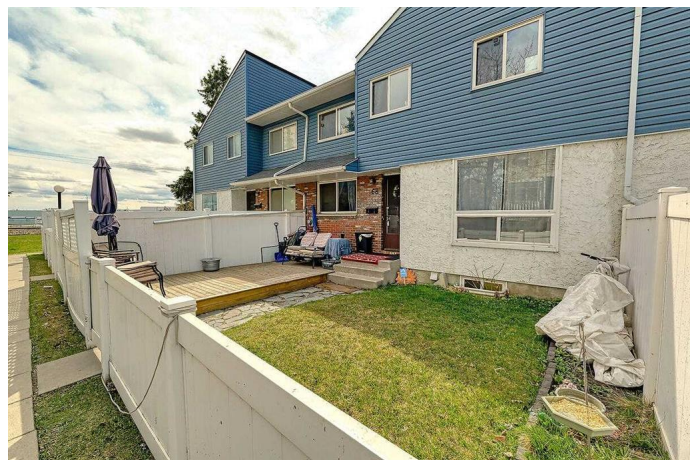
Dover, Calgary, Alberta

Charming 3-Bedroom Townhouse in Dover â€”  
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 areaâ€”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, youâ€™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 spaceâ€”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. Donâ€™t miss the full Virtual Tour!

Built in 1979

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2216091      |
| Price          | \$309,500     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,077         |
| Acres          | 0.00          |
| Year Built     | 1979          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 68, 4769 Hubalta Road Se |
| Subdivision | Dover                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2B 2N9                  |

### **Amenities**

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Assigned, Stall                      |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, See Remarks, Wood Counters            |
| Appliances        | Electric Stove, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | Full, Partially Finished                               |

### **Exterior**

|                   |                                     |
|-------------------|-------------------------------------|
| Exterior Features | Private Yard                        |
| Lot Description   | Front Yard, Landscaped, See Remarks |
| Roof              | Asphalt Shingle                     |

|              |                                  |
|--------------|----------------------------------|
| Construction | Stucco, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                  |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 55            |
| Zoning         | M-CG          |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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