

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

MLS® #A2207231

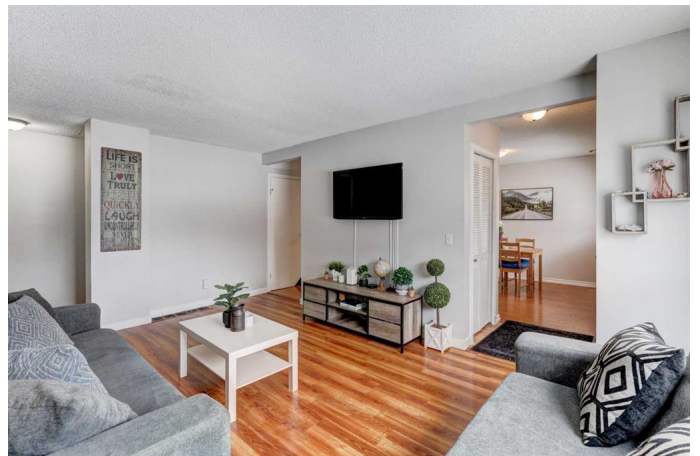
**\$337,500**

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

Dover, Calgary, Alberta

Welcome to this stylish and sun-drenched modern townhouse—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'll 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 flooring—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 yard—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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