

780-380-6207
meghan@meghanrobinson.net

68, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2216091



\$299,900

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. Vacant possession for your new home this summer. Don’t miss the full Virtual Tour!