

780-380-6207  
meghan@meghanrobinson.net

61, 4769 Hubalta Road SE  
Calgary, Alberta

MLS # A2217517



**\$330,000**

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,001 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Stall		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Front Yard, Level		

Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Asphalt, Vinyl Siding
Foundation:	Poured Concrete
Features:	Breakfast Bar, High Ceilings, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 385
LLD:	-
Zoning:	M-CG d30
Utilities:	-

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener (All "As Is")

GREAT INVESTMENT OPPORTUNITY!!! This is a fully finished 3 bedroom and 2.5 bathroom END unit! Convenient location across from a park and close to most amenities! Private fenced front yard. Mechanical upgrades include furnace(2012), A/C(2013), humidifier and water softener(2013) and the hot water tank in 2021.