

# \$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

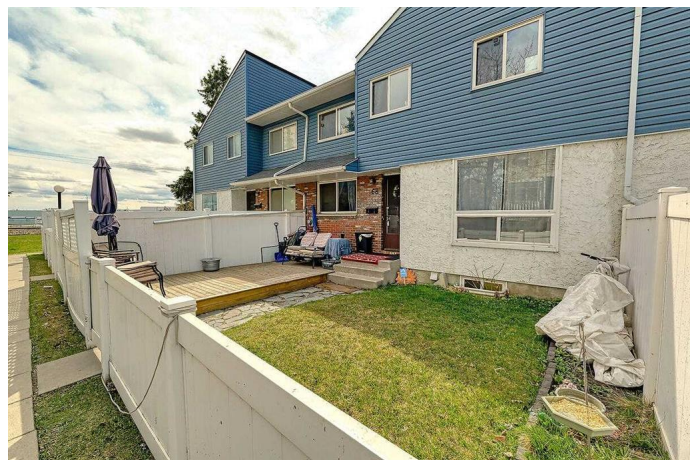
Dover, Calgary, Alberta

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	61
Zoning	M-CG

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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