



GRASSROOTS
REALTY GROUP

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13, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2334676



\$299,000

Division:	Dover		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,099 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar		

Inclusions: N/A

Step in to YOUR BEAUTIFULLY RENOVATED and MOVE-IN READY townhome offering 4 bedrooms, 1.5 bathrooms, and incredible value for first-time buyers, growing families, or savvy investors! Freshly updated in modern, neutral tones, this home features a BRIGHT kitchen with plenty of cabinet and prep space, a sun-filled dining area, and a SPACIOUS living room designed for everyday living and entertaining. Upstairs you'll find 3 generously sized bedrooms and a full 4-piece bathroom, while the FULLY FINISHED BASEMENT adds even more functional living space with a large family room, a 4TH BEDROOM, laundry, and plenty of storage. Located in the established community of Dover, you're just minutes from Sunridge Mall, Costco, East Hills Shopping Centre, schools, parks, playgrounds, and the Village Square Leisure Centre. Commuting is a breeze with quick access to Memorial Drive, Stoney Trail, and downtown Calgary in under 15 minutes. This is an AFFORDABLE home in a CONVENIENT location that offers both comfort and lifestyle. Don't miss this incredible opportunity!