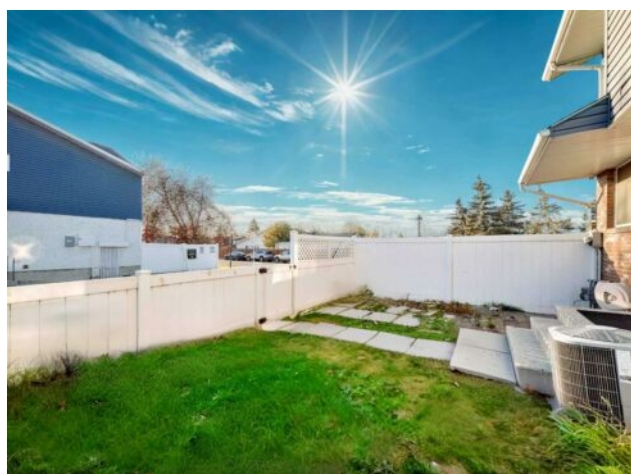


61, 4769 HUBALTA Road SE  
Calgary, Alberta

MLS # A2261885



## \$299,000

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,071 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Assigned, Off Street, On Street, See Remarks, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Street Light		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 399
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-CG D30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home		

**Inclusions:** n/a

Welcome to #61, 4769 Hubalta Road SE — a sun-drenched, end-unit gem that blends warmth, comfort, and incredible value in one of Calgary's most convenient southeast communities — right across from a beautiful park! From the moment you step inside, you'll feel it — that sense of "home." The spacious living room welcomes you with elegance and light, while the large, upgraded kitchen gleams with stainless steel appliances, a modern tiled backsplash, and a sunny dining area that's perfect for laughter, stories, and weekend brunches. Upstairs, you'll find three bright and restful bedrooms, including a generous primary suite bathed in natural light. The fully finished basement expands your lifestyle — offering a flex or recreation room (currently used as a 4th bedroom), a second full bath, laundry, and plenty of storage for everything that makes life beautiful. ?? No need to budget for next summer's A/C installation — this home already keeps you cool and comfortable! Enjoy peace of mind with thoughtful mechanical upgrades and save that money for an unforgettable trip with your loved ones — celebrating your new home and the next exciting chapter of your life! Your private fenced front yard is ready for BBQs, morning coffee, and peaceful evenings surrounded by greenery — a perfect space for both relaxation and play. Brimming with sunshine, heart, and potential — this home is more than a place to live; it's a place to thrive. Don't wait — book your private showing today and make this charming end unit yours before it's gone!