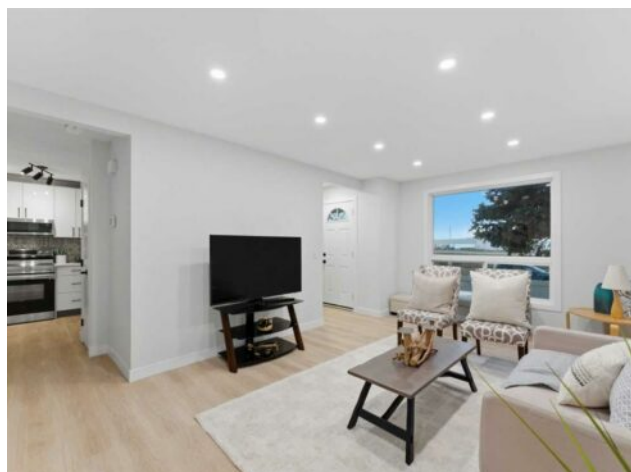


**38, 4769 Hubalta Road SE
Calgary, Alberta**

MLS # A2284777



\$319,900

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stylish and sun-drenched modern townhouse at #38, 4769 Hubalta Rd SE, your perfect blend of comfort, practicality, and charm! This inviting home features three bright and spacious bedrooms, 1.5 bathrooms, and is filled with natural light from the moment you step inside. The main level is highlighted by a newly renovated kitchen, boasting brand-new cabinets, stylish backsplash and countertops, and newer stainless steel appliances, flowing seamlessly into the dining area and a large, cozy living room ideal for relaxing or entertaining. Upstairs, you'll find three generous bedrooms and a beautifully updated stylish 4-piece bathroom. The unfinished basement awaits your creative vision, and laundry is conveniently located there as well. Outside, enjoy your own private fenced front yard in a fantastic location just minutes to schools and shopping. Whether you're a first-time buyer, a growing family, or looking to invest, this move-in ready home checks all the boxes—don't miss this opportunity!