

38, 4769 Hubalta Road SE  
Calgary, Alberta

MLS # A2284777

**\$319,900**



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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Vinyl Siding	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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!