

# \$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

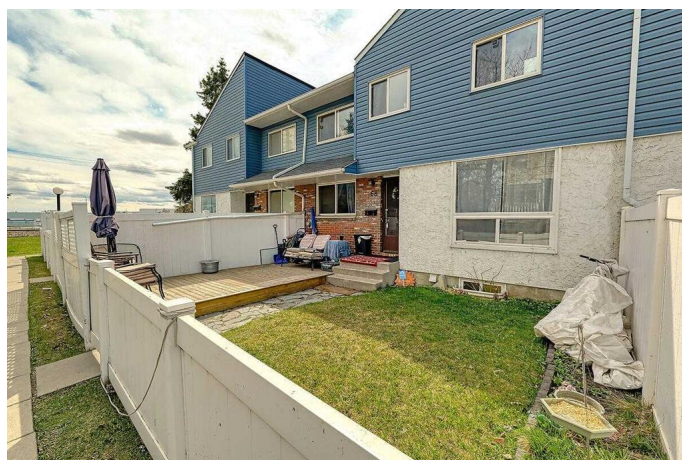
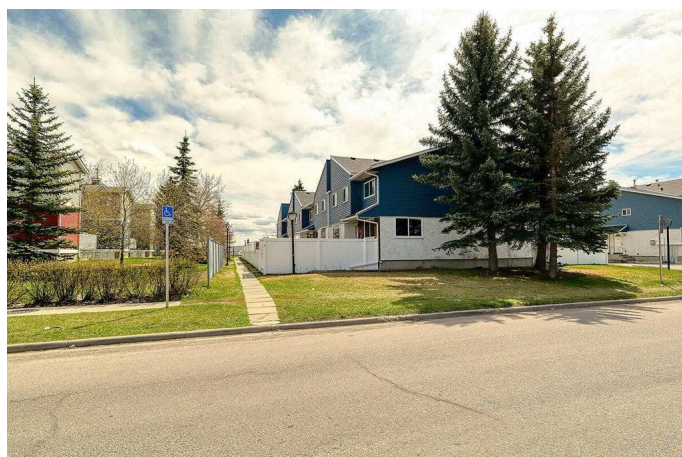
Welcome to this spacious and light-filled three-bedroom, one-and-a-half-bath, two-story townhouse located in the desirable community of Dover. The main floor boasts a bright living room that flows seamlessly into the dining areaâ€”perfect for everyday living and entertaining. The kitchen features dual 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. 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   | Landscaped, Front Yard, See Remarks |
| Roof              | Asphalt Shingle                     |
| Construction      | Stucco, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                     |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 1st, 2025 |
| Days on Market | 73            |
| Zoning         | M-CG          |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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