

# \$335,000 - 37, 4769 Hubalta Road Se, Calgary

MLS® #A2221222

**\$335,000**

3 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

Uniquely affordable opportunity, in a well-maintained complex where most of the exterior maintenance has been renovated and upgraded within the past decade: roofing, rainware, windows, doors, landscaping, fencing, vinyl siding - the rest is stucco and brick. There are fewer than 2 dozen Active 3 Bedroom homes over 1100 square feet in the whole City of Calgary under \$340k. This beautiful 2-storey townhome has the more rare combination of recent updates, stylish finish, window coverings, 1.5 bathrooms, in-suite laundry, a mostly developed 481 square foot full basement with window and faces a green walking path area in a convenient central community between Elliston Park and International Avenue. The foyer area includes a hanging closet, and the wall beside can have a bench/hook area easily. On one side is the full-depth laminate-floor living room, larger than many single family homes, so allows room for seating, TV, entertainment plus possible desk area. The huge window overlooks the large NW privately fenced yard, complete with grass, garden bed and concrete patio. Unbelievably, Century Manor allows personal landscaping with permission from the Board, encouraging pride of ownership. To the other side of the entry is the open herringbone-designed dining room and L-shaped kitchen, large enough to offer room to expand the cabinetry and/or counterspace and larger gatherings can easily be accomplished as often as desired. A pantry



closet and updated half bath complete this level. Up the newer carpeted stairwell are three over-sized bedrooms, all of which are deep enough for seating or desk areas, the primary also having a deeper full-width step-in closet. The upper floor also has a deep cubby, that could be converted into a built-in for linen, cleaning supplies or games, and the full bathroom has both a tub and shower unit in addition to the vanity. Last but not least, the complete basement level includes a versatile open recreation, media or games space that can accommodate a large study space as well, and the area is finished with full electrical and drywall, vibrant paint, and beverage/snack ledge surrounding the back wall under the window. There is a good-sized hobby room that could be utilised for temporary guest use, and a massive laundry area with compact utility mechanical area and under-stair storage can easily handle a second full bathroom if so desired. Dover is an incredible, diverse community, close to all access routes, with numerous schools, parks, tennis courts, a public pool, shopping, transit, and close to the core, golf courses, and more. There will be open houses available but this home won't be around long.

Built in 1979

### **Essential Information**

|                |           |
|----------------|-----------|
| MLS® #         | A2221222  |
| Price          | \$335,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,110     |
| Acres          | 0.00      |
| Year Built     | 1979      |

|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 37, 4769 Hubalta Road Se |
| Subdivision | Dover                    |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2B 2N9                  |

### Amenities

|                |                                                                                                  |
|----------------|--------------------------------------------------------------------------------------------------|
| Amenities      | Park, Parking, Snow Removal, Storage, Trash, Visitor Parking                                     |
| Parking Spaces | 1                                                                                                |
| Parking        | Additional Parking, Asphalt, Off Street, Paved, Plug-In, See Remarks, Stall, Common, Parking Lot |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Closet Organizers, No Animal Home, No Smoking Home, Pantry, Storage, Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Range, Range Hood, Refrigerator, Washer, Window Coverings                       |
| Heating           | Forced Air                                                                                         |
| Cooling           | None                                                                                               |
| # of Stories      | 2                                                                                                  |
| Has Basement      | Yes                                                                                                |
| Basement          | Full, Partially Finished                                                                           |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Garden, Private Entrance, Private Yard, Uncovered Courtyard                                                    |
| Lot Description   | Front Yard, Garden, Landscaped, Lawn, Level, No Neighbours Behind, Private, Rectangular Lot, Square Shaped Lot |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Brick, Stucco, Vinyl Siding, Wood Frame                                                                        |
| Foundation        | Poured Concrete                                                                                                |

### Additional Information

|             |                |
|-------------|----------------|
| Date Listed | May 30th, 2025 |
|-------------|----------------|

|                |          |
|----------------|----------|
| Days on Market | 14       |
| Zoning         | M-CG d30 |

## **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.