

\$320,000 - 37, 4769 Hubalta Road Se, Calgary

MLS® #A2221222

\$320,000

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	\$320,000
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	Parking, Park, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Additional Parking, Asphalt, Common, Off Street, Paved, Parking Lot, Plug-In, See Remarks, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Vinyl Windows, No Animal Home, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Refrigerator, Dryer, Range, Range Hood, 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, Lawn, Landscaped, Level, No Neighbours Behind, Private, Rectangular Lot, Square Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2025
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Days on Market	45
Zoning	M-CG d30

Listing Details

Listing Office	CIR Realty
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