



GRASSROOTS
REALTY GROUP

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64, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2239823



\$289,999

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,104 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 369
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Opportunity knocks in this well-maintained 3-bedroom townhouse offering over 1,100 sq ft of comfortable living space in the established community of Dover. Perfect for first-time buyers, small families, or investors, this home features a spacious layout with a bright main floor, a finished basement for added versatility, and a private backyard—ideal for relaxing, gardening, or entertaining. Upstairs, you'll find three well-sized bedrooms and a full bathroom, while the developed lower level provides plenty of extra room for a rec space, home office, or guest area. Located close to schools, parks, public transit, and major roadways, this home combines practicality and potential at a price point that's hard to beat. Don't miss your chance to own a great home in a convenient location—book your showing today!