



**GRASSROOTS**  
REALTY GROUP

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15, 4769 Hubalta Road SE  
Calgary, Alberta

MLS # A2261014



**\$230,000**

Division:	Dover		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Asphalt, Assigned, Stall		
Lot Size:	-		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

two-story townhouse perfect for everyday living and entertaining. The kitchen features ample counter space, and plenty of storage. A convenient half bath is located on the main floor for guests. Upstairs, you'll find a full bathroom and three bedrooms, each offering large windows that fill the rooms with natural light and include ample closet space. The unfinished basement open space&mdash;ready for your future development ideas. Enjoy a private fully fenced backyard with a ideal for relaxing, entertaining, or letting pets roam safely. Located close to parks, schools, playground. Century Manor allows personal landscaping with permission from the Board.. A pantry closet complete this level.