



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

61, 4769 HUBALTA Road SE
Calgary, Alberta

MLS # A2261885



\$315,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,071 sq.ft.	Age:	1979 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Assigned, Off Street, On Street, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Low Maintenance Landscape, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-CG D30
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: n/a

Welcome to #61, 4769 Hubalta Road SE — a sun-drenched, end-unit gem that blends warmth, comfort, and incredible value in one of Calgary's most convenient southeast communities — right across from a beautiful park! From the moment you step inside, you'll feel it — that sense of "home." The spacious living room welcomes you with elegance and light, while the large, upgraded kitchen gleams with stainless steel appliances, a modern tiled backsplash, and a sunny dining area that's perfect for laughter, stories, and weekend brunches. Upstairs, you'll find three bright and restful bedrooms, including a generous primary suite bathed in natural light. The fully finished basement expands your lifestyle — offering a flex or recreation room (currently used as a 4th bedroom), a second full bath, laundry, and plenty of storage for everything that makes life beautiful. ?? No need to budget for next summer's A/C installation — this home already keeps you cool and comfortable! Enjoy peace of mind with thoughtful mechanical upgrades and save that money for an unforgettable trip with your loved ones — celebrating your new home and the next exciting chapter of your life! Your private fenced front yard is ready for BBQs, morning coffee, and peaceful evenings surrounded by greenery — a perfect space for both relaxation and play. Brimming with sunshine, heart, and potential — this home is more than a place to live; it's a place to thrive. Don't wait — book your private showing today and make this charming end unit yours before it's gone!