



GRASSROOTS
REALTY GROUP

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

38, 4769 Hubalta Road SE
Calgary, Alberta

MLS # A2264565



\$215,000

Division:	Dover		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	1979 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, See Remarks, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 383
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: n/a

Welcome to #38, 4769 Hubalta Road SE — a fantastic opportunity for investors, flippers, or first-time buyers looking to add value. This 3-bedroom, 1.5-bathroom townhome offers solid bones and a great layout ready for your personal touch or full renovation project. The unfinished basement provides additional potential for future development, extra living space, or a secondary entertainment area. Enjoy your own fenced front yard, perfect for pets or a little garden, plus an assigned parking stall and convenient visitor parking for guests. With low condo fees of only \$383/month, the numbers make sense for a fix-and-flip or long-term rental hold. Located in the established community of Dover, you're close to schools, playgrounds, bus routes, and shopping, with quick access to Deerfoot Trail, Peigan Trail, and downtown Calgary. The area continues to see strong rental demand thanks to its affordability and proximity to the city core — making this a smart buy for any savvy investor. Call today!