



**59, 4769 Hubalta Road SE
Calgary, Alberta**

MLS # A2291610

\$315,000



Division:	Dover		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,073 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	0.07 Acre		
Lot Feat:	Corner Lot, Front Yard, Garden, Landscaped, Low Maintenance Landscape, F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 399
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-CG d30
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: N/A

Welcome to this BEAUTIFULLY & RENOVATED 3-BEDROOM, END-UNIT townhome that PERFECTLY BLENDS STYLE, COMFORT, and FUNCTIONALITY. With " EXTRA LARGE WINDOWS and a SIDE ENTRANCE, this home is filled with natural light, creating a bright and welcoming atmosphere throughout. The main floor features a SPACIOUS LIVING AREA, perfect for relaxing or entertaining, flowing into a MODERN KITCHEN UPGRADED in 2023 with QUALITY NEW STAINLESS STEEL APPLIANCES, MARBLE-LOOK COUNTERTOPS, and a STYLISH GLASS BACKSPLASH. The generous dining area is ideal for family meals and gatherings, while a convenient powder room with a bidet completes the level. Step out to the SPACIOUS PRIVATE FRONT YARD, featuring a LOW-MAINTENANCE Evergreen flower bed garden with Kentucky synthetic grass, a SERENE SPOT for morning coffee or evening relaxation or CREATING LASTING MEMORIES, whether it's barbecuing or enjoying playtime with kids and loved ones. Upstairs, you'll find THREE GENEROUSLY SIZED BEDROOMS, all UPDATED with new French and closet doors (2023). The spacious primary bedroom includes a walk-in closet, while the beautifully updated 4-piece bathroom offers a spa-like feel with a rainfall shower, new fixtures, and modern finishes. The unfinished basement provides excellent potential and endless possibilities ideal for a future bedroom, recreation room, full bathroom, or additional storage and includes a NEW LARGE CAPACITY WASHER and DRYER (2023). RECENT UPGRADES include NEW FLOORING and CARPET (2023), FRESH DESIGNER PAINT THROUGHOUT, MODERN

LIGHTING, a NEWER HOT WATER TANK, and ENERGY EFFICIENT WINDOWS. This home also offers 1 ASSIGNED PARKING STALL plus ample street parking, with low condo fees that INCLUDE WATER. Located minutes from SCHOOLS, PLAYGROUNDS, PUBLIC TRANSIT, SHOPPING, Elliston Park, East Hills Shopping Centre, and numerous restaurants, with QUICK ACCESS to Deerfoot Trail, Stoney Trail, Peigan Trail, and downtown Calgary. PERFECT for first-time homebuyers, families, or investors seeking a move-in-ready property. A Home like this is a " RARE GEM " in this complex. This is the PERFECT HOME you have been DREAMING OF, OFFERING the LIFESTYLE YOU TRULY DESERVE. CALL your Realtor NOW to SCHEDULE YOUR PRIVATE SHOWING BEFORE it's GONE !!!