

\$360,000 - 48, 4769 Hubalta Road Se, Calgary

MLS® #A2108138

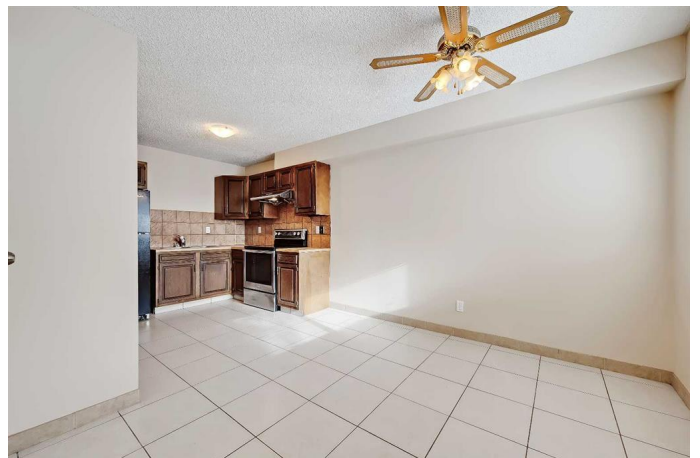
\$360,000

3 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.00 Acres

Dover, Calgary, Alberta

VISIT MULTIMEDIA LINK FOR FULL DETAILS & FLOORPLANS! Welcome to this charming 3-bedroom townhome nestled in the heart of the Dover community. It offers a unique appeal with its end unit corner location and a well-maintained private yard perfect for entertaining. With over 1,000 square feet of developed living space, the townhome boasts a bright, airy atmosphere illuminated by abundant natural light. The main floor welcomes you with laminated wood flooring, providing a seamless and modern touch, while the hallway, kitchen, and 2-piece bathroom feature tasteful tile flooring. The kitchen, adorned with solid oak cabinets, dual stainless-steel sinks, and essential appliances, including a fridge and stove, leads to a spacious dining area ideal for family gatherings. The living room area is a relaxing haven with a large picture window offering picturesque views. Three generously sized bedrooms upstairs provide a comfortable retreat, served by a well-appointed 4-piece full bathroom. The undeveloped illegal basement adds versatility, offering a large family room, laundry area, workshop, and extra storage space. Situated in the Dover community, one of Calgary's oldest neighbourhoods, this property provides quick access to the Bow River, beautiful walking paths, golf courses, and various amenities. Nearby schools include Holy Cross Elementary, Valley View Elementary, and Ian Bazalgette School. The Bow Water Canoe Club and attractions like the



Inglewood Bird Sanctuary and the Calgary Zoo are easily accessible. Dover also boasts excellent shopping and dining options on International Avenue and the nearby 36 Street shopping area, home to Marlborough Mall, Pacific Place Mall, Walmart, and IKEA. Only a 15-minute drive to downtown with quick access to Deerfoot Trail and Stoney Trail, this townhome is a comfortable residence and a compelling investment opportunity, given its proximity to industrial parks and businesses, historically high occupancies, and low vacancy rates. Don't miss the chance to make this lovely townhouse your own!

Built in 1979

Essential Information

MLS® #	A2108138
Price	\$360,000
Sold Price	\$330,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,054
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	48, 4769 Hubalta Road Se
Subdivision	Dover
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T1B 2M9

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Stall

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 16th, 2024
Date Sold	April 17th, 2024
Days on Market	61
Zoning	M-CG d30
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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