

**61, 4769 HUBALTA Road SE**  
**Calgary, Alberta**

**MLS # A2261885**



## \$299,000

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

|                    |                                                       |                   |          |
|--------------------|-------------------------------------------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air, Natural Gas                               | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum, Vinyl Plank | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | Asphalt Shingle                                       | <b>Condo Fee:</b> | \$ 399   |
| <b>Basement:</b>   | Full                                                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | M-CG D30 |
| <b>Foundation:</b> | Poured Concrete                                       | <b>Utilities:</b> | -        |
| <b>Features:</b>   | 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!