

**61, 4769 Hubalta Road SE  
Calgary, Alberta****MLS # A2217517****\$330,000**

<b>Division:</b>	Dover		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,001 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Corner Lot, Front Yard, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 385
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Vinyl Siding	<b>Zoning:</b>	M-CG d30
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, No Smoking Home		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Water Softener (All "As Is")

**GREAT INVESTMENT OPPORTUNITY!!!** This is a fully finished 3 bedroom and 2.5 bathroom END unit! Convenient location across from a park and close to most amenities! Private fenced front yard. Mechanical upgrades include furnace(2012), A/C(2013), humidifier and water softener(2013) and the hot water tank in 2021.