



## 37, 4769 Hubalta Road SE, Calgary, Alberta - \$300,000



Main Photo

### Property Description

Updated 3 Bedroom 1.5 Bath 2-Storey townhome in centrally located complex, between Elliston Park and International Avenue, and where most exterior maintenance has been renovated and upgraded within the past decade: roofing, rainware, windows, doors, landscaping, fencing, vinyl siding - the rest is stucco and brick. Grab this rare opportunity, to have over 1100 square feet for this price point AND a large, private gated yard on a pathway system. This beautiful property has the perfect combination of recent stylish finish updates, window coverings, 3 large bedrooms, 1.5 bathrooms, in-suite laundry, a mostly developed 481 square foot full basement with window included. The foyer area includes a hanging closet, and the wall beside can have a bench/hook area easily. On one side is the full-depth laminate-floor living room, larger than many single family homes, so allows room for seating, TV, entertainment plus possible desk area. The huge window overlooks the large NW privately fenced yard, complete with grass, garden bed and concrete patio. Unbelievably, Century Manor allows personal landscaping with permission from the

Board, encouraging pride of ownership. To the other side of the entry is the open herringbone-designed dining room and L-shaped kitchen, large enough to offer room to expand the cabinetry and/or counterspace and larger gatherings can easily be accomplished as often as desired. A pantry closet and updated half bath complete this level. Up the newer carpeted stairwell are three over-sized bedrooms, all of which are deep enough for seating or desk areas, the primary also having a deeper full-width step-in closet. The upper floor also has a deep cubby, that could be converted into a built-in for linen, cleaning supplies or games, and the full bathroom has both a tub and shower unit in addition to the vanity. Last but not least, the complete basement level includes a versatile open recreation, media or games space that can accommodate a large study space as well, and the area is finished with full electrical and drywall, vibrant paint, and beverage/snack ledge surrounding the back wall under the window. There is a good-sized hobby room that could be utilised for temporary guest use, and a massive laundry area with compact utility mechanical area and under-stair storage can easily handle a second full bathroom if so desired. Dover is an incredible, diverse community, close to all access routes, with numerous schools, parks, tennis courts, a public pool, shopping, transit, and close to the core, golf courses, and more. There will be open houses available but this home won't be around long.

## REALTOR Referral

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