



4769 Hubalta Road Calgary Alberta

\$320,000

Uniquely affordable opportunity, in a well-maintained complex where most of the 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. There are fewer than 2 dozen Active 3 Bedroom homes over 1100 square feet in the whole City of Calgary under \$340k. This beautiful 2-storey townhome has the more rare combination of recent updates, stylish finish, window coverings, 1.5 bathrooms, in-suite laundry, a mostly developed 481 square foot full basement with window and faces a green walking path area in a convenient central community between Elliston Park and International Avenue. 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, t...

Recreational, Games room 12.17 Ft x 10.83 Ft

Other 10.17 Ft x 6.75 Ft

Study 8.42 Ft x 4.92 Ft

Other 10.17 Ft x 7.17 Ft

Laundry room 12.83 Ft x 7.75 Ft

Furnace 4.92 Ft x 3.75 Ft

Kitchen 10.33 Ft x 10.08 Ft

Dining room 10.08 Ft x 9.92 Ft

Pantry 2.00 Ft x 1.67 Ft

2pc Bathroom 5.33 Ft x 2.83 Ft

Primary Bedroom 15.50 Ft x 9.00 Ft

Bedroom 13.75 Ft x 8.33 Ft

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Listing Presented By:



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Storage 4.92 Ft x 2.83 Ft

Foyer 4.25 Ft x 3.50 Ft

Living room 18.00 Ft x 11.42 Ft

Bedroom 13.75 Ft x 7.42 Ft

4pc Bathroom 8.00 Ft x 5.00 Ft

Storage 3.50 Ft x 2.17 Ft