

# \$225,000 - 622, 30 Mchugh Court Ne, Calgary

MLS® #A2207557

**\$225,000**

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

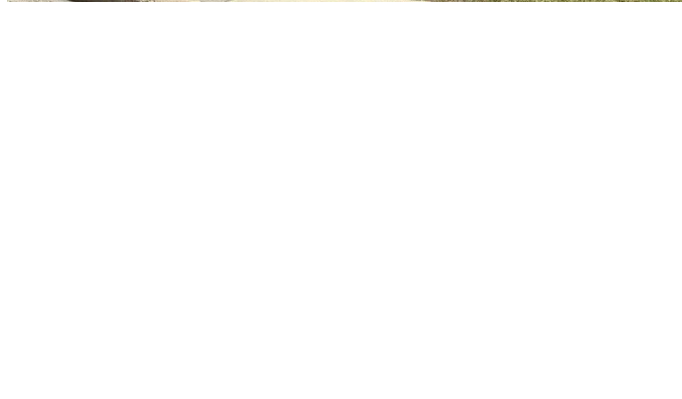
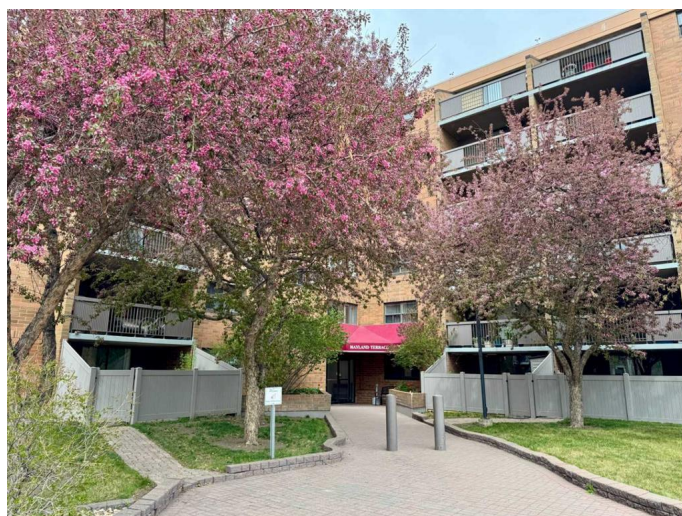
Mayland Heights, Calgary, Alberta

PRICE REDUCED! Here's your chance to own a top-floor, move-in ready condo (full of amenities and all utilities included in condo fees) that is less than 10 minutes from downtown for just \$229,900! This bright and welcoming 1 bedroom, 1 bathroom unit in Mayland Heights offers unbeatable value, smart updates, and a low-maintenance lifestyle – perfect for first-time buyers, investors, or anyone looking to downsize without compromise.

Step inside to find an airy, open-concept layout bathed in natural light. The entire unit has been recently refreshed with neutral paint, and features warm, toasted hickory laminate flooring that flows seamlessly throughout. The kitchen shines with upgraded stainless steel appliances, clean lines, and smart functionality.

Step out onto your south-facing balcony, where you can enjoy partial mountain views and a peaceful retreat after a busy day. The bedroom is spacious and bright, while an in-suite storage room keeps everything tidy and organized. You'll also love the titled underground parking – no more brushing off snow in the winter!

Condo fees cover ALL utilities, including heat, water, and electricity, and residents also enjoy access to an on-site fitness center. This professionally managed building is well-kept and conveniently located just off 16th Ave and Deerfoot Trail – making it a breeze to get downtown, to the airport, or anywhere in the



city.

Whether you're looking for a turnkey investment or the perfect place to start building equity, this condo delivers both lifestyle and location.

Built in 1981

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2207557          |
| Price          | \$225,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 705               |
| Acres          | 0.00              |
| Year Built     | 1981              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 622, 30 Mchugh Court Ne |
| Subdivision | Mayland Heights         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 7X3                 |

### Amenities

|                |   |
|----------------|---|
| Amenities      | Elevator(s), Fitness Center, Parking, Snow Removal, Recreation Room, Sauna, Secured Parking |
| Parking Spaces | 1   |
| Parking        | Parkade, Titled, Underground  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Sauna |
|-------------------|--|

|              |  |
|--------------|--|
| Appliances   | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating      | Boiler   |
| Cooling      | None   |
| # of Stories | 6  |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Construction      | Brick, Concrete |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 59              |
| Zoning         | DC              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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