

\$199,900 - 622, 30 Mchugh Court Ne, Calgary

MLS® #A2207557

\$199,900

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Mayland Heights, Calgary, Alberta

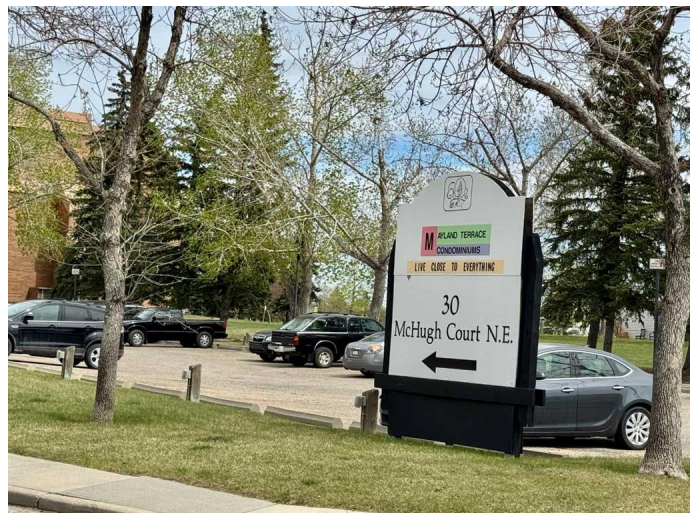
***First time buyer and INVESTOR

ALERT!!!** PRICE DROP 30k! Hereâ€™s your chance to own a top-floor, move-in ready condo with Heat, Water AND ELECTRICITY (ALL utilities) included in your low condo fees! GYM, SAUNA, GAMES ROOM as well as being less than 10 minutes to downtown or the YYC Airport for just \$199,900! This bright and welcoming 1 bedroom, 1 bathroom unit in Mayland Heights offers unbeatable value, smart updates, and a low-maintenance lifestyle â€™ 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. Youâ€™ll also love the titled underground parking â€™ 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 â€” 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 | \$199,900 |
| 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, Recreation Room, Secured Parking, Snow Removal, Sauna |
| 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 | 89 |
| Zoning | DC |

Listing Details

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

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