

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

MLS® #A2207557

**\$225,000**

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

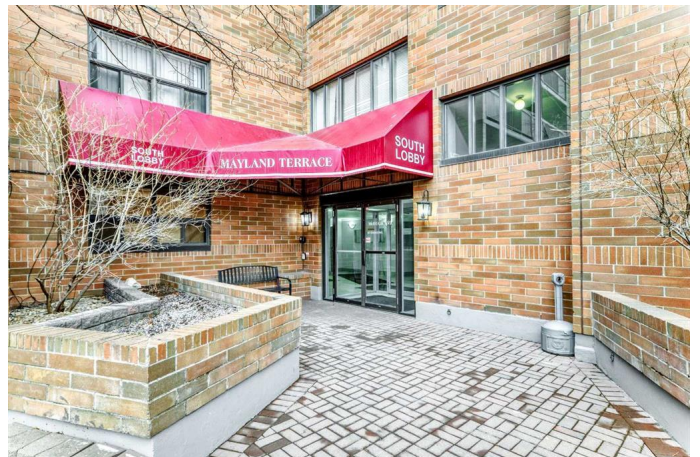
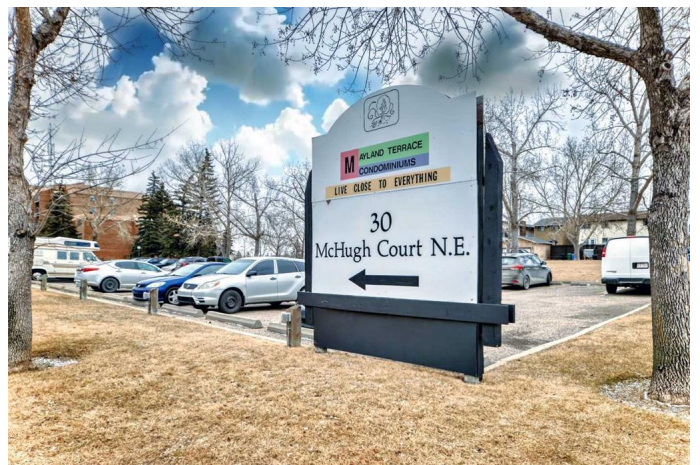
Mayland Heights, Calgary, Alberta

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, Recreation Room, Sauna, Secured Parking, Snow Removal
Parking Spaces	1
Parking	Parkade, Underground, Titled

### 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	35
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.