

**622, 30 Mchugh Court NE**  
**Calgary, Alberta**
**MLS # A2207557**

**\$225,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	705 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 457
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Sauna		

**Inclusions:** N/A

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.