

303, 30 Mchugh Court NE
Calgary, Alberta

MLS # A2226548



\$225,000

Division:	Mayland Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	834 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 555
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: n/a

Welcome to 303, 30 McHugh Court NE — a smart, versatile opportunity for first-time buyers, investors, or anyone looking to simplify without giving up comfort. This well-laid-out 2-bedroom, 1-bath unit offers 834 sq ft of functional living space, featuring generous room sizes, a full 4-piece bath, and an open-concept living/dining area filled with natural light. The kitchen provides plenty of storage and flows seamlessly into the main space, ideal for both everyday living and hosting. Step outside to a large private balcony overlooking a quiet green space — a perfect spot to unwind, have your morning coffee, or just enjoy a bit of peace and quiet. Located in a solid concrete building, you’ll appreciate the added soundproofing and overall durability, one of those features you don’t think about until you’ve lived without it. The property is currently tenant-occupied on a month-to-month basis, offering maximum flexibility — ideal for investors looking to set their own rental strategy, or buyers who may want to plan for a near-term move-in. Residents also enjoy access to on-site amenities including a fitness centre, games room, and sauna, adding real day-to-day convenience. Set in an established, quiet community, you’re just minutes from parks, schools, shopping, and major routes, with quick access to downtown and Calgary International Airport. Whether you’re commuting or escaping, the location works. This is the kind of property that quietly checks every box, value, location, flexibility, and long-term potential.