

225, 30 Mchugh Court NE
Calgary, Alberta

MLS # A2321407



\$200,000

Division:	Mayland Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1982 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Parking Lot, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 579
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan		

Inclusions: see remarks

Welcome to this bright and spacious 2-bedroom, 1-bathroom condo offering approximately 850 sq. ft. of comfortable living space in a pet-friendly building, perfectly located in the heart of Northeast Calgary. Whether you're a first-time buyer, downsizer, or investor, this home offers an outstanding combination of value, convenience, and lifestyle. Step inside to discover a functional and inviting layout featuring a generous living and dining area filled with natural light, a well-appointed kitchen with ample cabinetry, and two spacious bedrooms. The private balcony provides the perfect place to enjoy your morning coffee, unwind after work, or relax outdoors during the warmer months. A rare bonus is the inclusion of TWO parking stalls—a titled underground parking stall (#210) for year-round comfort and security, plus an additional assigned outdoor parking stall (#66) for added convenience for a second vehicle or guests. Condo fees provide exceptional value and include heat, water, and electricity, helping make monthly budgeting simple and predictable. Residents also enjoy access to an impressive selection of building amenities including a fitness centre, sauna, car wash bay, and party room. The building is professionally managed and constructed with post-tension cable technology. The location is hard to beat. Situated close to parks, schools, shopping, restaurants, public transit, and everyday amenities, you'll enjoy quick access to Deerfoot Trail, Memorial Drive, downtown Calgary, and Calgary International Airport. Nearby shopping centres, grocery stores, recreation facilities, and walking paths make daily life convenient, while the central location allows for an easy commute in any direction across the city. Whether you're searching for a comfortable place to call home or a smart investment opportunity, this well-maintained condo offers affordability,

convenience, and a lifestyle that's increasingly difficult to find at this price point.