

517, 30 McHugh Court NE  
Calgary, Alberta

MLS # A2247313



# \$205,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Mayland Heights                    |        |                   |
| Type:     | Residential/High Rise (5+ stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 636 sq.ft.                         | Age:   | 1981 (44 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Titled, Underground                |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

Heating: Baseboard

Floors: Laminate, Tile

Roof: -

Basement: None

Exterior: Brick, Concrete

Foundation: Poured Concrete

Features: Ceiling Fan(s), Elevator

Water: -

Sewer: -

Condo Fee: \$ 430

LLD: -

Zoning: DC

Utilities: -

Inclusions: N/A

This bright and well-maintained 1-bedroom, 1-bath condo is a fantastic opportunity for those entering the market or expanding their investment portfolio. Located just 10 minutes from downtown and only minutes from Deerfoot Trail and the Trans Canada Highway/16 Avenue, it offers quick access to all corners of the city. The unit features in-suite laundry and access to great amenities including a fully equipped fitness centre, dry sauna, and games room. You'll also enjoy the perks of secure underground parking, a car wash bay, and a designated maintenance stall—perfect for simple tasks like changing tires. An assigned storage locker is included for added convenience. A major bonus: NO UTILITIES BILL - the condo fees cover all utilities, including electricity, gas, heat, and water—making it easy to budget and an even more attractive option for landlords and first-time buyers alike.