



GRASSROOTS
REALTY GROUP

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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.