



GRASSROOTS
REALTY GROUP

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**333, 30 Mchugh Court NE
Calgary, Alberta**

MLS # A2248346



\$239,983

Division:	Mayland Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	874 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas
Floors:	Carpet, Laminate, Tile, Vinyl Plank
Roof:	Other
Basement:	-
Exterior:	Brick, Concrete
Foundation:	Poured Concrete
Features:	Closet Organizers, No Smoking Home, Track Lighting, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 570
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Welcome to Maryland Terrace, a quiet concrete building that's well run, well maintained, and secure. Your new 2-bedroom, 1-bathroom with in-suite laundry offers a very good size at 874 sq./ft. This unit features a condo fee that includes electricity, heat, water & a on-site manager. You'll love the galley-style kitchen with modern white cabinets, a microwave hood fan allowing for more counter space, and matching white appliances including a built-in dishwasher. You will appreciate the formal dining area and spacious living room with sliding doors leading to an oversized covered balcony, perfect for barbecuing and entertaining. Additional highlights include newer laminate flooring, new backsplash, and an upgraded full bathroom. The master is huge with a walk-in closet and room for a king-size bed and plenty more. This unit is very clean and well maintained. The building boasts excellent amenities including a gym, sauna, and games room. Its prime location near Sunridge Mall offers fantastic shopping, with easy access to downtown Calgary, SAIT/U of C, public transit, and major routes like the Trans-Canada Highway and Deerfoot Trail. COMMUNITY: Maryland Heights is a quiet residential neighbourhood in the north-east quadrant of Calgary, Alberta. It is bounded by Barlow Trail to the east, Memorial Drive to the south, Deerfoot Trail to the west and Trans-Canada Highway to the north. The land was annexed to the City of Calgary in 1910. Originally called Crossroads, the community was established in 1962. Schools include Belfast Elementary, Maryland Heights Elementary, Sir John Franklin Junior High, and Columbia College (private) and Khalsa School Calgary Educational Foundation (private). Plenty of parks and shopping nearby, great proximity to downtown and the airport.

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