



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

622, 30 Mchugh Court NE
Calgary, Alberta

MLS # A2252863



\$185,000

Division:	Mayland Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	706 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Window Coverings

Welcome to this wonderful 1 bedroom, 1 bathroom apartment in the heart of one of Calgary's most sought after communities, Mayland Heights. This TOP FLOOR CORNER UNIT truly has it all including DOWNTOWN VIEWS. As you walk in, you are greeted with gleaming vinyl floors and new paint throughout your open floor plan. Your kitchen is well equipped with stainless steel appliances, lots of cabinets for storage and counter space for cooking! Adjoining the kitchen is your dining room with views of the downtown skyline and opens to your large living room making this a great space for entertaining or quiet nights at home. Your bedroom is MASSIVE with enough room for a king size bed and all of your bedroom furniture along with a large closet. Your bathroom is a good size and is outfitted with a large tub/shower combination and quaint vanity. This unit has a great size storage closet, perfect for all of your additional belongings. Winters and hail won't be a worry for you as you have TITLED UNDERGROUND PARKING in the heated parkade. With the laundry room just one floor below and steps from your door, a GYM AND SAUNA on the main floor, Mayland Terrace condo fees INCLUDE ALL UTILITIES and truly is a spectacular building being minutes to downtown, the airport, SAIT and the river and is located in one of the most central and desired communities in Calgary. Do not miss out on this opportunity to make this top floor corner unit your new home.