



GRASSROOTS
REALTY GROUP

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

623, 30 Mchugh Court NE
Calgary, Alberta

MLS # A2258264



\$255,000

Division:	Mayland Heights		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	850 sq.ft.	Age:	1981 (44 yrs old)
Beds:	2	Baths:	1
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard
Floors:	Carpet, Laminate
Roof:	-
Basement:	-
Exterior:	Brick, Concrete
Foundation:	-
Features:	Open Floorplan, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 573
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: N/A

Judicial Sale! Welcome to this fantastic top-floor 2-bedroom, 1-bathroom apartment with in-suite laundry, located in the highly sought-after community of Mayland Heights. This bright and spacious unit offers beautiful views and a functional open-concept layout. The kitchen features ample cabinetry and counter space, perfect for cooking and entertaining. It flows into the dining area and large living room, making it ideal for both hosting and relaxing. Both bedrooms are generously sized, each with large closets, and the full bathroom is well-appointed. Enjoy added comfort and convenience with in-suite laundry and TITLED UNDERGROUND PARKING in a heated parkade—no need to worry about winter or hail! Building amenities include a gym, sauna, and shared laundry facilities. Condo fees include all utilities, providing excellent value. Mayland Terrace is a well-managed, centrally located building—just minutes to Downtown Calgary, the airport, SAIT, transit, and the Bow River. Don't miss this opportunity to own a top-floor unit in one of Calgary's most desirable communities!