

**517, 30 McHugh Court NE**  
**Calgary, Alberta**

**MLS # A2211528**



**\$218,000**

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

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	None
<b>Exterior:</b>	Brick, Concrete
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Ceiling Fan(s), Elevator

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 430
<b>LLD:</b>	-
<b>Zoning:</b>	DC
<b>Utilities:</b>	-

**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.