



THE
A-TEAM

**RE/MAX
FIRST**

30 MCHUGH Court #406, Calgary T2E 7X3

MLS® #: **A2126052**

Area: **Mayland Heights**

Listing Date: **04/24/24**

List Price: **\$210,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **1982**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **636**
Low Sqft:
Ttl Sqft: **636**

DOM

25

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage,Parkade,Secured,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,None**
Sewer:
Ext Feat: **Balcony,Courtyard,Garden**

Construction:
Veneer
Flooring:
Vinyl Plank
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator**
Int Feat: **Laminate Counters,Storage**
Utilities:

Room Information

Room
Bedroom - Primary

Level
Main

Dimensions
12`2" x 14`8"

Room
3pc Bathroom
Legal/Tax/Financial

Level
Main

Dimensions
4`11" x 7`11"

Condo Fee:
\$424

Title:
Fee Simple
Fee Freq:

Zoning:
DC (pre 1P2007)

Legal Desc:	9912606	Monthly	Remarks
Pub Rmks:	<p>Welcome to your dream home on the fourth floor with breathtaking views of the majestic mountains. This well-constructed, low maintenance condominium offers the perfect blend of modern living and serene surroundings. Not only is this unit a fantastic living space, but it's also a great investment opportunity! Step inside the unit and be delighted by a spacious bedroom featuring a large closet, providing ample storage for all your needs. Enjoy the convenience of amenities like a rejuvenating sauna, a fully equipped fitness room, and a fun-filled games room right at your doorstep. Keep your car sparkling clean with the car wash bay in the secure parkade. Venture outside, and you'll find the C-Train station close by, ensuring seamless access to public transit for an easy commute to downtown and beyond. Getting around the city has never been more convenient. Explore the surrounding area with ease, as the building enjoys excellent public transit connectivity. Additionally, you'll have effortless access to Deerfoot Trail and nearby shopping districts, making daily errands a breeze. For those seeking the bustling city life, downtown is just a short drive away, allowing you to enjoy all the vibrant offerings of the city while still relishing the tranquility of this community. With all these remarkable features, this condominium unit presents an exceptional opportunity for both living and investing in Calgary's thriving real estate market. Schedule a tour and make your living dream and investment aspirations a reality!</p>		
Inclusions:	N/A		
Property Listed By:	MaxWell Capital Realty		

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









