



THE
A-TEAM

**RE/MAX
FIRST**

30 MCHUGH Court #235, Calgary T2E7X3

MLS® #: **A2150803**

Area: **Mayland Heights**

Listing Date: **07/19/24**

List Price: **\$268,900**

Status: **Active**

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:

Access:

Lot Feat:
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **844**
Low Sqft:
Ttl Sqft: **844**

DOM

59
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof:
Heating: **Other**
Sewer:
Ext Feat: **Balcony**

Construction: **Brick,Concrete**
Flooring: **Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Laminate Counters**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	10`9" x 18`7"
Kitchen	Main	8`2" x 7`6"
Bedroom	Main	9`6" x 13`2"
4pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`2" x 7`10"
Bedroom - Primary	Main	11`0" x 12`7"
Balcony	Main	13`3" x 6`5"

Legal/Tax/Financial

Condo Fee:
\$555

Title:
Fee Simple

Zoning:
DC (pre 1P2007)

Legal Desc: 9912606

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this spacious and move-in ready BEDROOM, which has 1 FULL BATH UNIT ON THE SECOND FLOOR. LARGE SPACIOUS LIVING ROOM WITH SLIDING DOOR TO GOOD SIZE BALCONY, FORMAL DINING AREA, GALLEY STLE UPDATED KITCHEN, IN-SUITE LAUNDRY. SURFACE PARKING STALL, YOUR CONDO FEES INCLUDE ALL YOUR UTILITIES. LOTS OF AMENITIES IN THE BUILDING, CLOSE TO DOWNTOWN AND ALL MAJOR TRANSPORTATION ROUTES, AND EASY ACCESS TO SHOPPING, SAIT AND U OF C.**

Inclusions: **Ceiling Fan**
Property Listed By: **Century 21 Bravo Realty**

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







