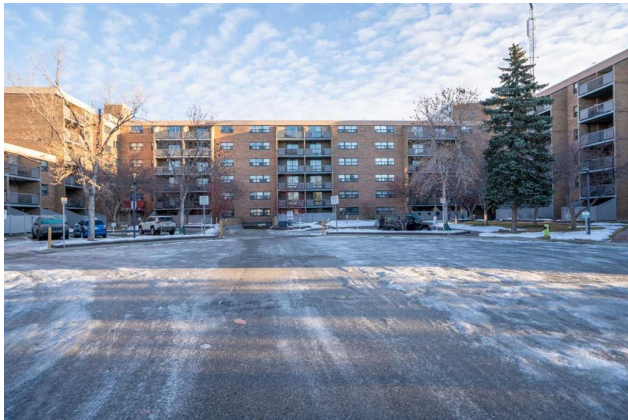


30 MCHUGH Court #304, Calgary T2E 7X3

MLS®#: **A2182516** Area: **Mayland Heights** Listing Date: **12/11/24** List Price: **\$225,000**
 Status: **Active** County: **Calgary** Change: **-\$5k, 24-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **1981**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **651**
 Low Sqft:
 Ttl Sqft: **651**

DOM
52
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**
Parking
 Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Stall,Titled,Underground**

Utilities and Features

Roof: **Flat,Membrane,Other** Construction: **Brick,Concrete**
 Heating: **Baseboard,Hot Water,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Balcony,Courtyard** Water Source: **Poured Concrete**
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`3" x 15`4"	Dining Room	Main	8`9" x 8`1"
Kitchen	Main	8`3" x 7`7"	Bedroom - Primary	Main	12`5" x 14`6"
4pc Bathroom	Main	4`11" x 8`0"			

Legal/Tax/Financial

Condo Fee: **\$439** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **9912606**

Remarks

Pub Rmks: **Don't miss this gem! This one bedroom condo in popular Mayland Terrace has had an almost complete recent make-over. It features new LVP floors, new paint, new counters and new stainless-steel appliances in the galley-style kitchen - the protective wrap is still on the dishwasher, range hood and stove! There's an adjoining dining room with new ceiling fan, while sliding doors off the spacious living room open to an over-sized covered balcony that's a great place for barbecues or entertaining. The four-piece bathroom is sparkling clean and you'll enjoy the convenience of in-suite laundry with space for storage. Have some extra clothes or bedding to wash & dry? There's an additional laundry room down the hall. And there's no need to join a gym - there's one on site, along with a sauna and updated washrooms. If relaxing is more your style there's an upstairs games room complete with pool table, shuffleboard table, and a balcony that overlooks an adjacent park. The titled parking stall is just steps away from the elevator in the secured, underground heated parkade, which also features a car wash bay and car service bay. For peace of mind, the building has on-site security with CCTV cameras and key-fob entry. Available for quick possession, this condo is close to transit, shopping, schools and parks. Its terrific, quiet location also makes for a quick commute downtown with easy access to major thoroughfares including 16th Avenue (Trans-Canada Highway), Deerfoot and Barlow Trails. This is your opportunity to move into a great condo, affordably priced and with condo fees that include all utilities including electricity. Check out the Virtual Tour and book your showing today!**

Inclusions: **none**
Property Listed By: **Royal LePage Benchmark**

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







