

\$199,900 - 622, 30 Mchugh Court Ne, Calgary

MLS® #A2207557

\$199,900

1 Bedroom, 1.00 Bathroom, 705 sqft

Residential on 0.00 Acres

Mayland Heights, Calgary, Alberta

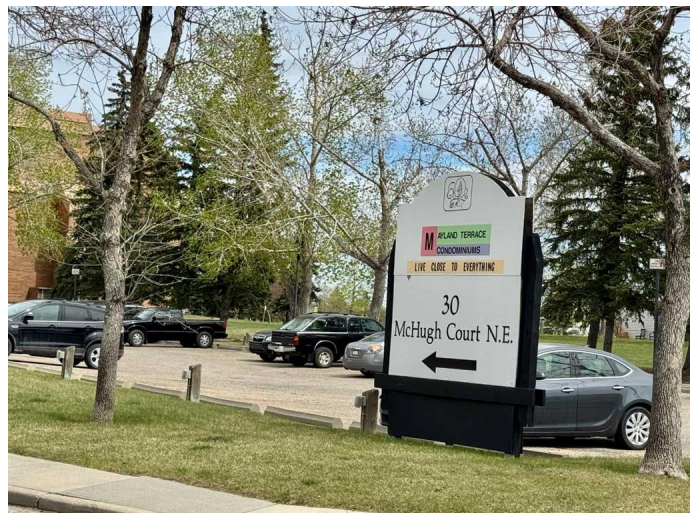
***First time buyer and INVESTOR

ALERT!!!** PRICE DROP 30k! Hereâ€™s your chance to own a top-floor, move-in ready condo with Heat, Water AND ELECTRICITY (ALL utilities) included in your low condo fees! GYM, SAUNA, GAMES ROOM as well as being less than 10 minutes to downtown or the YYC Airport for just \$199,900! This bright and welcoming 1 bedroom, 1 bathroom unit in Mayland Heights offers unbeatable value, smart updates, and a low-maintenance lifestyle â€™ perfect for first-time buyers, investors, or anyone looking to downsize without compromise.

Step inside to find an airy, open-concept layout bathed in natural light. The entire unit has been recently refreshed with neutral paint, and features warm, toasted hickory laminate flooring that flows seamlessly throughout. The kitchen shines with upgraded stainless steel appliances, clean lines, and smart functionality.

Step out onto your south-facing balcony, where you can enjoy partial mountain views and a peaceful retreat after a busy day. The bedroom is spacious and bright, while an in-suite storage room keeps everything tidy and organized. Youâ€™ll also love the titled underground parking â€™ no more brushing off snow in the winter!

Condo fees cover ALL utilities, including heat, water, and electricity, and residents also enjoy access to an on-site fitness center. This professionally managed building is well-kept



and conveniently located just off 16th Ave and Deerfoot Trail â€” making it a breeze to get downtown, to the airport, or anywhere in the city.

Whether you're looking for a turnkey investment or the perfect place to start building equity, this condo delivers both lifestyle and location.

Built in 1981

Essential Information

MLS® #	A2207557
Price	\$199,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	705
Acres	0.00
Year Built	1981
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	622, 30 Mchugh Court Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 7X3

Amenities

Amenities	Elevator(s), Fitness Center, Parking, Recreation Room, Secured Parking, Snow Removal, Sauna
Parking Spaces	1
Parking	Parkade, Titled, Underground

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Pantry, Recreation Facilities, Sauna
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Boiler
Cooling	None
# of Stories	6

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete

Additional Information

Date Listed	April 2nd, 2025
Days on Market	80
Zoning	DC

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.