

235, 30 Mchugh Court NE  
Calgary, Alberta

MLS # A2201960



**\$259,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	845 sq.ft.	<b>Age:</b>	1982 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard, Other

**Floors:** Laminate, Tile

**Roof:** Other

**Basement:** -

**Exterior:** Brick, Concrete

**Foundation:** -

**Features:** Laminate Counters

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 555

**LLD:** -

**Zoning:** DC

**Utilities:** -

**Inclusions:** None

Welcome to this Bright and spacious 2-bedroom, 1-bathroom condo in the popular McHugh Court complex, a secured building. This unit features a condo fee that includes electricity, heat, and water. You'll love the galley-style kitchen with white cabinets, generous counter space, a formal dining area, and a spacious living room with sliding doors leading to an oversized covered balcony, perfect for barbecuing and entertaining. Additional highlights include in-suite laundry with a brand-new stackable washer/dryer and an upgraded full bathroom. The building boasts excellent amenities such as a gym, sauna, and games room. Its prime location near Sunridge Mall offers fantastic shopping options, with easy access to downtown Calgary, SAIT/U of C, public transit, and major routes like the Trans-Canada Highway and Deerfoot Trail. Quick Possession is Available.