

# \$226,983 - 333, 30 Mchugh Court Ne, Calgary

MLS® #A2248346

**\$226,983**

2 Bedroom, 1.00 Bathroom, 874 sqft

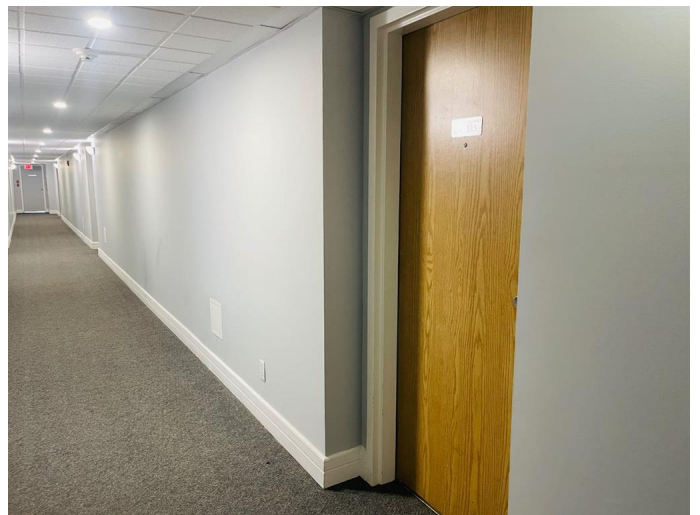
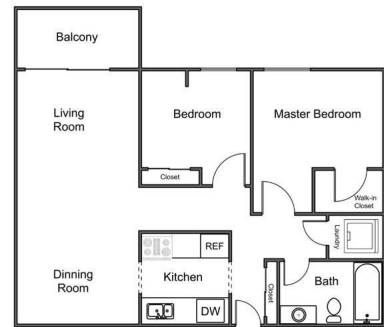
Residential on 0.00 Acres

Mayland Heights, Calgary, Alberta

Welcome to Maryland Terrace, a quiet concrete building that's well run, well maintained, and secure. Your new 2-bedroom, 1-bathroom with in-suite laundry offers a very good size at 874 sq./ft. This unit features a condo fee that includes electricity, heat, water & a on-site manager. You'll love the galley-style kitchen with modern white cabinets, a microwave hood fan allowing for more counter space, and matching white appliances including a built-in dishwasher. You will appreciate the formal dining area and spacious living room with sliding doors leading to an oversized covered balcony, perfect for barbecuing and entertaining. Additional highlights include newer laminate flooring, new backsplash, and an upgraded full bathroom. The master is huge with a walk-in closet and room for a king-size bed and plenty more. This unit is very clean and well maintained. The building boasts excellent amenities including a gym, sauna, and games room. Its prime location near Sunridge Mall offers fantastic shopping, with easy access to downtown Calgary, SAIT/U of C, public transit, and major routes like the Trans-Canada Highway and Deerfoot Trail.

## COMMUNITY:

Maryland Heights is a quiet residential neighbourhood in the north-east quadrant of Calgary, Alberta. It is bounded by Barlow Trail to the east, Memorial Drive to the south, Deerfoot Trail to the west and Trans-Canada Highway to the north. The land was annexed



to the City of Calgary in 1910. Originally called Crossroads, the community was established in 1962. Schools include Belfast Elementary, Maryland Heights Elementary, Sir John Franklin Junior High, and Columbia College (private) and Khalsa School Calgary Educational Foundation (private). Plenty of parks and shopping nearby, great proximity to downtown and the airport.

Built in 1982

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2248346          |
| Price          | \$226,983         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 874               |
| Acres          | 0.00              |
| Year Built     | 1982              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                         |
|-------------|-------------------------|
| Address     | 333, 30 Mchugh Court Ne |
| Subdivision | Mayland Heights         |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T2E 7X3                 |

**Amenities**

|                |                                                                                                   |
|----------------|---------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Car Wash, Garbage Chute, Trash |
| Parking Spaces | 1                                                                                                 |
| Parking        | Off Street, Assigned, Plug-In, Stall                                                              |

## Interior

|                   |                                                                                                             |
|-------------------|-------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Walk-In Closet(s), Closet Organizers, Track Lighting                                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Natural Gas, Baseboard                                                                                      |
| Cooling           | None                                                                                                        |
| # of Stories      | 6                                                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Roof              | Other           |
| Construction      | Brick, Concrete |
| Foundation        | Poured Concrete |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 62                |
| Zoning         | DC (pre 1P2007)   |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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