



Royal LePage Wolle Realty  
71 Weber St. E, Kitchener, ON N2H 1C6  
519-578-7300



Tucked away on a QUIET CUL-DE-SAC in a well-established and HIGHLY CONVENIENT POCKET OF KITCHENER, 30 Hugo Crescent presents an EXCEPTIONAL OPPORTUNITY to own a bright and spacious end-unit condo that blends comfort, functionality, and lifestyle. Perfectly positioned with easy access to nearby parks, trails such as Mausser Park and Lakeside Park, along with SHOPPING, TRANSIT, AND QUICK HIGHWAY CONNECTIONS, this location offers the ideal balance of tranquility and everyday convenience. Inside, this thoughtfully designed 1 bedroom + den layout is ENHANCED BY AN ABUNDANCE OF NATURAL LIGHT, with a spacious living room surrounded by windows that create an airy, inviting atmosphere. The ADJACENT DEN PROVIDES INCREDIBLE FLEXIBILITY—perfect as a home office, guest space, or hobby room. The BRIGHT KITCHEN HAS BEEN TASTEFULLY REFRESHED with new countertops, a new range hood, and a double stainless steel sink, complemented by a full appliance package and its own exterior window. The unit was renovated in 2023 with brand new vinyl flooring (located in bedroom, living room, sunroom) washer, dryer and stove. One of the standout features of this home is THE ALL-SEASON SUNROOM, WRAPPED IN WINDOWS and offering seamless slider access to your private patio—an ideal space to relax or entertain year-round. The primary bedroom is tucked away on its own wing, complete with deep closets and access to a full 4-piece bathroom, creating a comfortable and private retreat. Additional highlights include IN-SUITE LAUNDRY WITH STORAGE, exclusive parking directly adjacent to the unit, and a dedicated locker for added convenience. The well-managed building offers a welcoming foyer with INTERCOM SECURITY, BEAUTIFULLY MAINTAINED GROUNDS, AND A FULL SUITE OF AMENITIES including a party room, workshop, and exercise facility—all easily accessible by elevator. Ample visitor parking ensures ease for guests. With recent updates including roof, windows, in-unit heating and A/C systems (2020), and a paved parking lot, THIS CONDO DELIVERS BOTH PEACE OF MIND AND EXCEPTIONAL VALUE. A rare offering in a sought-after, amenity-rich location—this is easy, low-maintenance living at its finest.



### A Top Tier Sales Team

\*At Royal LePage Wolle Realty, Brokerage in KW 2016-2025



### Top Producing Sales Representative

\*At Royal LePage Wolle Realty, Brokerage in KW 2006-2015

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ROYAL LEPAGE®  
EXECUTIVE CIRCLE™  
AWARD 2022/2024/2025



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# THE RIZ TEAM

• REAL ESTATE PROFESSIONALS •

*Welcomes you to*  
**30 HUGO CRESCENT UNIT 110**  
**KITCHENER, ON N2M 3Z2**

1 Bedroom | 1 Bathrooms | 847.97 SqFt  
Built in 1990 | \$1,722.94/2025 | 1 Exclusive Parking #10

Condo Fee - \$649.74

Building Insurance, Building Maintenance, C.A.M., Common Elements, Ground Maintenance/Landscaping, Parking, Private Garbage Removal, Property Management Fees, Roof, Snow Removal, Water, Water Heater

519.716.7253 | riz@therizteam.com | www.therizteam.com

**www.30hugounit110.ca**

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## IMPRESSIVE FEATURES

- 1 Bedroom
- 1 Bathroom
- Main Floor Den
- All Season Sunroom
- Sliders to Backyard patio
- 1 Exclusive Parking Space #10
- 1 Exclusive Locker #110
- Bright Unit with ample space
- In-Suite Laundry with newer washer/dryer
- Storage within unit
- Refreshed Kitchen
- Appliance Package - Fridge, New Stove
- Well maintained condo building
- landscaped grounds
- New vinyl flooring (2023)
- Full 4pc Bathroom
- Close proximity to shopping
- Party Room
- Gym/Fitness Room
- Additional Laundry Room
- Elevator in Building
- Main Floor Unit
- Paved Parking Lot
- Easy Access to transit
- Walking Trails/Mausser Park/Lakeside Park

## FLOOR PLAN



## SCHOOLS

### Waterloo Region District School Board

JK-6	Queen Elizabeth P.S.	NOT BUSED
7-8	Courtland Ave P.S.	BUSED
9-12	Cameron Heights C.I.	NOT BUSED

### Waterloo Catholic District School Board

JK-8	St. Bernadette	NOT BUSED
9-12	ST. MARY'S CI	NOT BUSED