\$454,900 - 307, 20 Discovery Ridge Close Sw, Calgary

MLS® #A2188327

\$454,900

2 Bedroom, 2.00 Bathroom, 1,031 sqft Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

With south facing exposure into Griffith Woods, 307 is one of the best locations in the Wedgewoods. This 1031 sq ft 2 bedroom, 2 bath condo has laminate, carpet and tile floors as well as a knock down stucco ceiling, an upgrade in the Wedgewoods. The master bedroom has a spacious walk in closet and a large ensuite bath with a soaker tub. The condo comes with a title parking stall with a full cage for storage. Vacant March 1st, a quick possession date is possible. Please note that electricity as well as all other utilities are included in the condo fees! Backing on to Griffith Woods, this condo has its own wildlife sanctuary with deer roaming throughout the 93 acre protected reserve area located by the Elbow River. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all guadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court – all maintained by the Discovery Ridge Community







Association.

Built in 2006

Essential Information

MLS® #	A2188327
Price	\$454,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	2006
Туре	Residential
Sub-Type	Apartment
Style	Apartment
Status	Active

Community Information

Address	307, 20 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X4

Amenities

Amenities	Bicycle Storage, Dog Run, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Underground
Interior	
Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, See Remarks, Washer/Dryer
Heating	Boiler, Hot Water, Natural Gas, See Remarks
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces # of Stories	Gas, Living Room, Mantle 5
Exterior	
Exterior Features Construction	Balcony, BBQ gas line Stone, Composite Siding, Concrete, Metal Frame, See Remarks, Stucco

Additional Information

February 21st, 2025
66
DC
325
ANN

Listing Details

Listing Office Calgary West Realty

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