

\$999,990 - 327 Discovery Place Sw, Calgary

MLS® #A2249237

\$999,990

5 Bedroom, 4.00 Bathroom, 2,356 sqft
Residential on 0.11 Acres

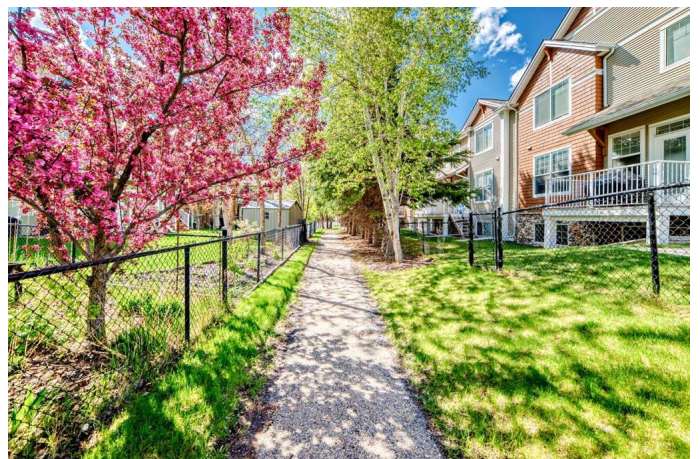
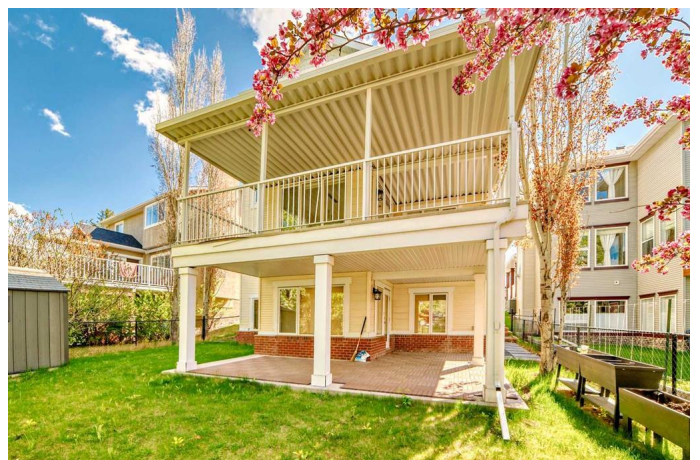
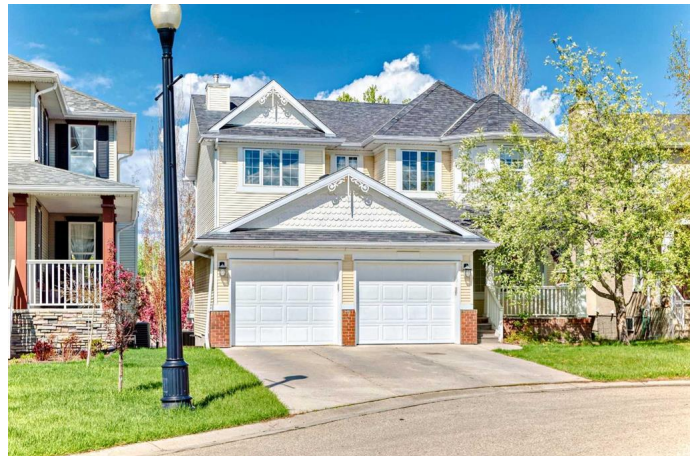
Discovery Ridge, Calgary, Alberta

A rare opportunity in the heart of Discovery Ridge â€” this beautifully maintained two-storey walkout with a fully legal basement suite is tucked away on a quiet cul-de-sac, just steps from the trails of Griffith Woods Park. Offering over 3,400 sq.ft. of thoughtfully designed living space, this home seamlessly blends comfort, flexibility, and lifestyle â€” perfect for families, multi-generational living, or generating extra income.

The main level welcomes you with a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout designed for both daily life and memorable entertaining. The kitchen was fully renovated in 2024, showcasing sleek quartz countertops and an expanded, highly functional design. A sun-filled dining nook opens to a west-facing deck with a new covered pergola â€” ideal for evening gatherings or quiet sunset retreats.

Upstairs, the expansive primary suite features vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with an oversized tiled shower, double vanities, and a dedicated makeup counter. Two additional spacious bedrooms and a 4-piece bath complete the upper level.

The fully finished walkout lower level is a true standout â€” a self-contained legal 2-bedroom suite with a separate address (327R Discovery Place SW), renovated kitchen, living area, full



bath, and private entrance. Perfect as a mortgage helper, for extended family, or for long-term rental income – few homes in Discovery Ridge offer this rare level of flexibility and value.

Additional upgrades include: new furnace (2020), central A/C, new washer & dryer, and an EV charger in the double attached garage.

Living in Discovery Ridge means more than owning a beautiful home – it’s embracing a lifestyle. Enjoy forested morning walks, bike the scenic Griffith Woods trails, or relax courtside at the community’s tennis and pickleball facilities. With top-rated schools nearby and quick access to Stoney and Glenmore Trail, you’re minutes to downtown or the mountains.

This is an unmatched opportunity – a turnkey walkout home with a legal suite, recent renovations, and a location that perfectly captures the essence of Calgary living. Book your private showing today and experience it for yourself!

Built in 2000

Essential Information

MLS® #	A2249237
Price	\$999,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached

Style	2 Storey
Status	Active

Community Information

Address	327 Discovery Place Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4N7

Amenities

Amenities	Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Oven, Range Hood, Refrigerator, See Remarks, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Cul-De-Sac, No Neighbours Behind, Flag Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
-------------	-------------------

Days on Market	7
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

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.