

# \$629,900 - 74 Discovery Heights Sw, Calgary

MLS® #A2185837

**\$629,900**

3 Bedroom, 3.00 Bathroom, 1,589 sqft  
Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

OPEN HOUSE this Sunday, March 16 from 12:00 - 3:00 PM. Discovery Ridge Townhome: Private, treed location adjacent to walking trails to the Griffin Park Environmental Reserve and Elbow River with all the amenities of Discovery Ridge, which include tennis courts, a hockey rink and soccer field, skating rink and a shopping area. The home has over 2100 square feet of living space with 3 large bedrooms upstairs and an ensuite and walk-in closet to the Master bedroom, plus another full bathroom.

The main floor living room features a cozy gas fireplace, The adjacent open kitchen and dining area has all new kitchen appliances, plenty of cupboard space, a center island, eating bar, access to the deck and private, treed, back yard. Also on the main floor is an office space facing the front of the home and ½ bathroom. Downstairs has a large developed area available for a gym, home theater etc. and has bright full sized windows to the back yard.

Recent upgrades include brand new vinyl flooring on all three floors, a brand new refrigerator, and a range, dishwasher, and hot water tank all new within the past 3 years. The two car garage is attached with two parking spaces outside. Easy 20 minute drive to downtown, quick access to Stoney Trail, Glenmore Trail. Sarcee Trail, and Springbank. There is a shuttle bus at 69 St. to the Westhills Recreation Centre and the LRT.

The property is professionally managed and



well maintained, and includes snow removal, grass cutting, landscaping and waste disposal. A quiet nature lover's neighborhood with estate homes across the street. A great home for a family or a long term investment.

Built in 2000

### **Essential Information**

MLS® #	A2185837
Price	\$629,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,589
Acres	0.00
Year Built	2000
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	74 Discovery Heights Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4Y6

### **Amenities**

Amenities	Snow Removal, Visitor Parking, Playground, Recreation Facilities
Parking Spaces	4
Parking	Off Street, Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Storage, Ceiling Fan(s), Closet Organizers, Central Vacuum, High
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	Ceilings, Kitchen Island, No Smoking Home, Pantry
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Microwave, Range Hood, See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Few Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Cedar
Foundation	Poured Concrete

### Additional Information

Date Listed	January 27th, 2025
Days on Market	46
Zoning	M-G d39
HOA Fees	300
HOA Fees Freq.	ANN

### Listing Details

Listing Office	TREC The Real Estate Company
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