

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

MLS® #A2188327

**\$454,900**

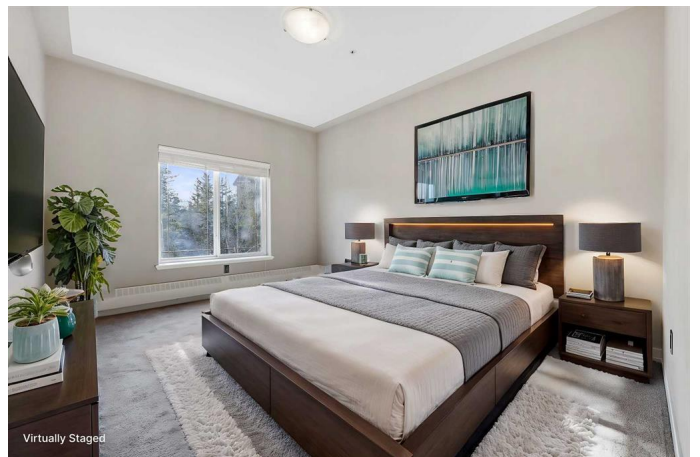
2 Bedroom, 2.00 Bathroom, 1,031 sqft

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 quadrants 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
Type	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, Elevator(s), Fitness Center, Park, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Dog Run
Parking Spaces	1
Parking	Parkade, Stall, Underground

### Interior

Interior Features	Breakfast Bar
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, See Remarks
Heating	Boiler, Natural Gas, See Remarks, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
# of Stories	5

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Composite Siding, Concrete, See Remarks, Stone, Stucco, Metal Frame

## Additional Information

Date Listed	February 21st, 2025
Days on Market	54
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Calgary West Realty
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