

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

MLS® #A2188327

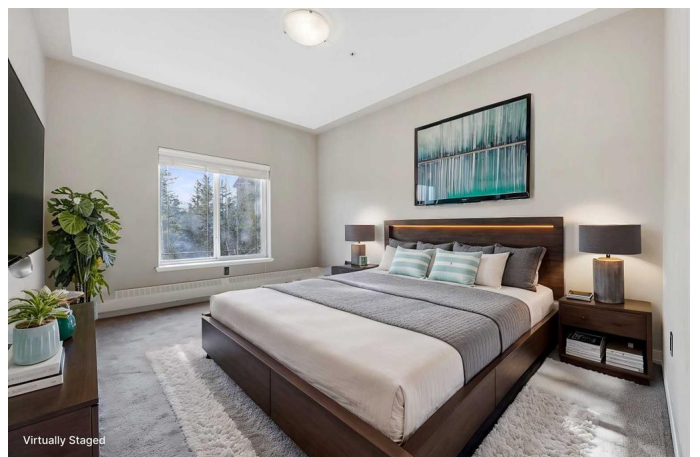
**\$454,900**

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, 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 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 41

Zoning DC

HOA Fees 325

HOA Fees Freq. ANN

### Listing Details

Listing Office Calgary West Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.