

\$459,900 - 323, 10 Discovery Ridge Close Sw, Calgary

MLS® #A2106034

\$459,900

2 Bedroom, 2.00 Bathroom, 1,032 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Welcome to the sought-after Discovery Ridge community! This unit boasts a fantastic layout featuring 2 spacious bedrooms & two full bathrooms conveniently located on either side of the main living area. Hardwood floors grace the expansive living space, which includes a kitchen, dining area, and living room. Upon entering, you'll immediately appreciate the airy 9-foot ceilings & open concept design ... plus the benefits of privacy. The living room, complete with a gas fireplace, provides a cozy ambiance, complemented by breathtaking tree views of Griffith Woods. Step out onto the spacious balcony equipped with a phantom screen and natural gas outlet, perfect for outdoor relaxation and enjoyment. The primary suite features a walk-in closet and a large ensuite with a soaker tub and separate stand-up shower. A second full bathroom adds convenience, making this unit ideal for roommates, kids, or guests. Additionally, the in-suite laundry rm offers extra storage space for your convenience. The exterior of the building boasts a combination of stone, stucco, and a metal roof system, while underground titled heated parking ensures comfort during colder months. Even the elevator provides a scenic view with its glass window. Nestled in a corner of Griffiths Woods park, The Wedgewoods offers a rare opportunity to live alongside the Elbow River in a pristine natural reserve. Residents enjoy the feeling of being in Canmore or Banff as they drive into the complex! The community is all ages and



pet-friendly, with a well-managed corporation providing numerous amenities & low condo fees which include electricity. Residents have access to fitness amenities & a billiard/gathering room. The Discovery Ridge Community Association offers additional recreational facilities such as playgrounds, soccer fields, skating rinks, tennis/pickleball courts. Local businesses at the Cornerstone Shopping Centre are within walking distance, while the location offers easy access to Stoney Trail and Glenmore Trail. This oasis within the city is only a 20-min drive from downtown, or you can opt for a scenic bike ride in just an hr. This unit is vacant and ready for you to start enjoying your lifestyle now!

Built in 2005

Essential Information

MLS® #	A2106034
Price	\$459,900
Sold Price	\$440,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,032
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	323, 10 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5X3

Amenities

Amenities Fitness Center, Party Room, Visitor Parking

Parking Spaces 1

Parking Guest, Heated Garage, On Street, Parkade, Stall, Titled, Underground

Interior

Interior Features Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Baseboard

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room

of Stories 5

Exterior

Exterior Features Balcony, BBQ gas line

Construction Stone, Stucco

Additional Information

Date Listed February 6th, 2024

Date Sold March 7th, 2024

Days on Market 30

Zoning DC (pre 1P2007)

HOA Fees 325.00

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Benchmark

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