

# \$329,000 - 201, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2122725

**\$329,000**

1 Bedroom, 1.00 Bathroom, 807 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Nestled beside Griffiths Woods, this one-bedroom (plus den) condo has an airy open concept featuring 9-foot ceilings, stone gas fireplace, and in-suite laundry. The den can be used for a home office or extra in-suite storage space. The living room is filled with sunshine from the south, and gives access to the balcony complete with a gas hookup for your barbecue. Amenities include a gym, party room, underground parking with storage, and ample parking for your guests. Explore the natural beauty of Griffiths Woods filled with scenic trails for walking, running, or cycling, just steps away from the Elbow River. Commuting is a breeze with easy access to Stoney Trail, and just 15 minutes to downtown, Mount Royal University, and Rockyview Hospital. Experience neighbourhood amenities such as playgrounds, tennis courts, soccer fields, ice rinks, and basketball courts, all maintained by the Discovery Ridge Community Association. Plus, enjoy the added value of CONDO FEES THAT INCLUDE HEAT, ELECTRICITY, AND WATER!

Built in 2007

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2122725  |
| Price      | \$329,000 |
| Sold Price | \$329,000 |
| Bedrooms   | 1         |



|                |             |
|----------------|-------------|
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 807         |
| Acres          | 0.00        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### **Community Information**

|             |                                  |
|-------------|----------------------------------|
| Address     | 201, 30 Discovery Ridge Close Sw |
| Subdivision | Discovery Ridge                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5X5                          |

### **Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                              |
| Parking        | Parkade                                                                                        |

### **Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Pantry, Walk-In Closet(s)                                                           |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard, Hot Water                                                                                 |
| Cooling           | None                                                                                                 |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| # of Stories      | 6                                                                                                    |

### **Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | BBQ gas line                         |
| Roof              | Metal, Rubber                        |
| Construction      | Concrete, Metal Frame, Stone, Stucco |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2024 |
| Date Sold      | April 30th, 2024 |
| Days on Market | 12               |
| Zoning         | DC (pre 1P2007)  |
| HOA Fees       | 325.00           |
| HOA Fees Freq. | ANN              |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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