

\$349,900 - 424, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2126421

\$349,900

1 Bedroom, 1.00 Bathroom, 744 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Invest into a condo that is close to nature, walking trails and the river. This condo is a dream that is located right by Griffiths Woods. It offers a serene setting with access to nature trails alongside the Elbow River. The interior boasts an open concept design with nine foot high ceilings and a cozy stone gas fireplace, creating a welcoming atmosphere. The den adds flexibility, whether you need a home office or extra storage space.

The living room is a bright and inviting space, perfect for enjoying sunshine and accessing the balcony, which is ideal for outdoor entertaining with a gas hookup for a barbecue. The kitchen has granite countertops with a breakfast bar option. This space is made for entertaining your friends and family. The Bedroom has views of the tall timbers and ample fresh air from the sliding window. The amenities provided, including a gym, party room, and underground parking with storage, add convenience and luxury to everyday living. Plus, having ample guest parking is always a bonus.

The location is unbeatable with easy access to Stoney Trail for commuting and just a short distance from downtown, Mount Royal University, and Rockyview Hospital. There are many neighborhood amenities like playgrounds, tennis courts, and more, there's plenty to enjoy right at your doorstep.

One of the standout features is definitely the inclusion of heat, electricity, and water in the condo fees, offering exceptional value and



peace of mind for residents. Overall, it is a fantastic place to call home!

Built in 2007

Essential Information

MLS® #	A2126421
Price	\$349,900
Sold Price	\$337,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	744
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	424, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t3h5x5

Amenities

Amenities	Elevator(s), Fitness Center, Park, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, High Ceilings, No Smoking Home, Recreation Facilities, See Remarks, Soaking Tub
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Baseboard

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Asphalt Shingle
Construction	Concrete, Stucco

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 12th, 2024
Days on Market	16
Zoning	DC (pre 1P2007)
HOA Fees	325.00
HOA Fees Freq.	ANN



Listing Details

Listing Office	Diamond Realty & Associates LTD.
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