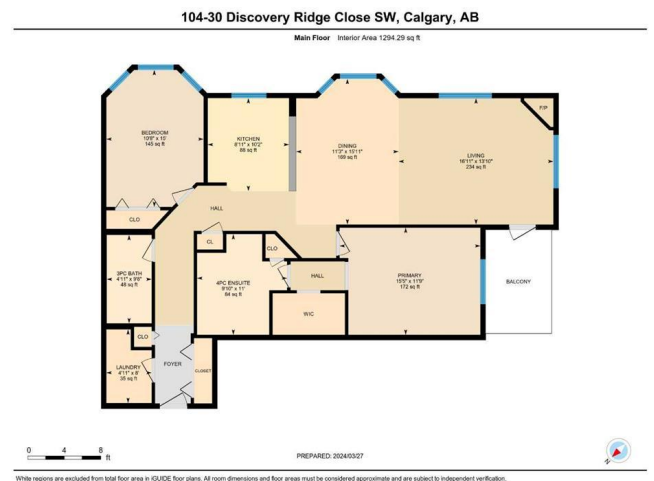
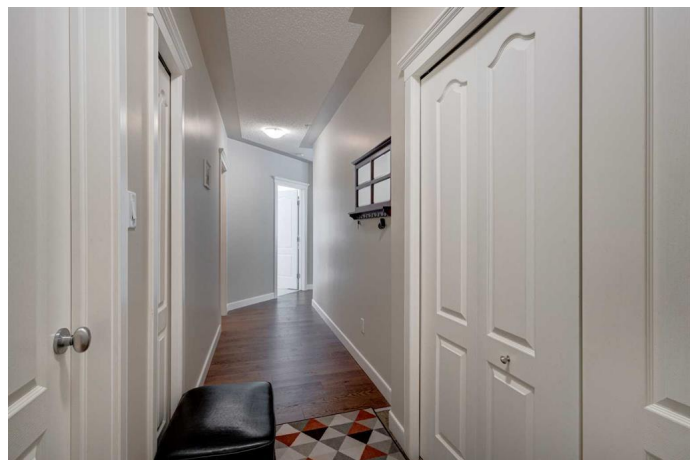


MLS® #A2138070

2 Bedroom, 2.00 Bathroom, 1,294 sqft
Residential on 0.00 Acres

Welcome to this beautiful condo situated in one of the most scenic neighborhoods in Calgary. Impressive & upgraded, this 1294 sq foot Elevated (2nd floor elevation) CORNER two bedroom two bathroom unit in The Wedgewoods exhibits pride of ownership and is located siding onto the treed area in Discovery Ridge. The executive floor plan is the best layout in the complex with 9' ceilings, open concept living and lots of natural light. Main floor opens to a spacious foyer with lots of storage, and into the Open plan living space featuring engineered hardwood floors (October 2022) and fresh paint. Kitchen features all stainless steel appliances including a newer Miele Dishwasher, granite counters and custom cabinetry and opens into the dining area that hosts cantilevered windows. The living room features a stone surround corner fireplace and opens onto the covered balcony. The primary bedroom is king sized and hosts the oversized walk-in closet and 5 piece ensuite including soaker tub and stand alone shower. The second bedroom is a great size and has partial treed views as well. A 3 piece bathroom with a large shower and a full laundry room with Miele Washer /Dryer complete this level. Fitness amenities and billiards room are located within the building and this unit comes with an OVERSIZED titled parking stall #1151. Enjoy the look and feel of Canmore/Banff in the prestigious community of Discovery Ridge - minutes to downtown, with Griffith Woods park on your doorstep as well



as the Community playground, soccer field, skating rink, tennis courts and shopping centre for your lifestyle. NOTE: CONDO FEES COVER ALL UTILITIES â€“ heat, water, sewer, and electricity

Built in 2007

Essential Information

MLS® #	A2138070
Price	\$505,000
Sold Price	\$500,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,294
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	104, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X5

Amenities

Amenities	Elevator(s), Fitness Center, Recreation Facilities, Visitor Parking
Parking Spaces	1
Parking	Titled, Underground

Interior

Interior Features	Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer/Dryer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 5th, 2024
Date Sold	June 14th, 2024
Days on Market	9
Zoning	DC (pre 1P2007)
HOA Fees	350.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Realty Professionals
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