

\$539,900 - 404, 20 Discovery Ridge Close Sw, Calgary

MLS® #A2154092

\$539,900

2 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

This impeccable, exclusive 1306 SQFT CORNER UNIT with 9FT HIGH CEILINGS, unobstructed FOREST VIEWS and natural light has a refined MOUNTAIN RETREAT vibe. GLEAMING HARDWOOD FLOORS through the spacious living area that includes an OVERSIZED DINING AREA to entertain and gather with friends and family. The kitchen with WHITE QUARTZ COUNTERTOPS offers plenty of counter space and storage with a GENEROUS BREAKFAST BAR and a PICTURE WINDOW over the sink. The living area is oversized yet cozy, with a CORNER GAS FIREPLACE to relax and unwind. From here, a FRENCH DOOR leads to your large balcony and outdoor haven - a perfect spot to relax and enjoy the beauty of the outdoors and take in the UNOBSTRUCTED VIEWS of the NATURAL RESERVE. The MASSIVE primary bedroom includes a CORNER WINDOW ENCLAVE that could be used as a READING/TV NOOK, OFFICE, or GYM. The WALKTHROUGH CLOSET leads to the BATH OASIS ENSUITE with white QUARTZ Countertops, WALK-IN SHOWER and an OVERSIZED SOAKER TUB. The SPACIOUS 2nd bedroom offers a LARGE BAY WINDOW that perfectly frames the FOREST VIEW. Adjacent to the 2nd bedroom is another full bathroom with walk-in shower and QUARTZ countertop. The functional layout also includes a separate foyer and a dedicated laundry and STORAGE room for added practicality. This



secure and well-kept complex offers TITLED UNDERGROUND HEATED PARKING. A STORAGE LOCKER, for additional space, can be conveniently added at the front of the parking stall. Fantastic amenities including a games room with a POOL TABLE and a FITNESS CENTRE in the adjacent building. Several social spaces can also be found which are frequently used for the ORGANIZED SOCIAL EVENTS throughout each month. This complex has a MOUNTAIN VILLAGE feel, surrounded by Griffith Woods Park, a 93 hectare natural environment park, tucked away from the hustle of the City yet very close to all the amenities you need. Just steps outside your door youâ€™ll find TENNIS COURTS, OUTDOOR RINKS, & SOCCER PITCHES. Nearby CHALET STYLE shops include a CAFE, DONUT SHOP, PHARMACY, WINE & SPIRITS, & RESTAURANTS with many more amenities just a 5 minute drive away without having to take a major road! The proximity to excellent SCHOOLS also makes it an ideal choice for families. CONDO FEES COVER ALL UTILITIES â€“ heat, water, sewer, and electricity. This is a true gem that needs to be visited in person to truly take it all in - come experience it for yourself today!

Built in 2006

Essential Information

MLS® #	A2154092
Price	\$539,900
Sold Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.00
Year Built	2006

Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	404, 20 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X4

Amenities

Amenities	Elevator(s), Fitness Center, Playground, Park, Party Room, Racquet Courts, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Parkade, Secured, Stall, Titled, Underground

Interior

Interior Features	High Ceilings, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Breakfast Bar, Ceiling Fan(s), Elevator, Laminate Counters
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Electric Stove, Microwave Hood Fan, Washer
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Living Room, Stone
# of Stories	5

Exterior

Exterior Features	Balcony
Construction	Concrete, Metal Siding, Stone, Stucco, Wood Siding

Additional Information

Date Listed	August 5th, 2024
Date Sold	October 1st, 2024
Days on Market	56
Zoning	DC (pre 1P2007)

HOA Fees 325.00

HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX First

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