

\$315,000 - 318, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2173324

\$315,000

1 Bedroom, 1.00 Bathroom, 791 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

[Click brochure link for more details**](#)

Experience luxury living in the heart of Southwest Calgary's prestigious Discovery Ridge. Nestled in the highly sought-after Wedgewoods of New Discovery, this RENOVATED corner unit condo offers an unparalleled blend of high-end finishes, nature-infused living, and premium amenities. Positioned just steps from Griffin Woods Park, you'll feel like you're living in a Banff or Canmore retreat, while remaining close to all the conveniences Calgary has to offer. Key Features that Sets Chateau 318 Apart: Spacious 863 sq. ft. (builder plan) layout featuring 1 bedroom + den and a walk-in closet in the primary bedroom. Steel and concrete construction, providing superior soundproofing and a serene atmosphere. Recently refinished level three Brazilian cherry hardwood floors (valued at \$4800) and freshly painted walls, baseboards, and trim (valued at \$3200) - move-in ready and dripping in luxury! A rare gas fireplace, perfect for cozy winter evenings, alongside a massive soaker tub and separate shower - features almost unheard of in condo living. Corner unit privacy: Enjoy the peace and quiet with only one shared wall and ample natural light. Pet-friendly building with a titled underground parking stall for secure and convenient access. Unmatched Building and Community Perks: Fitness facility and games room right on site, plus security services patrolling the premises for your peace of mind. Steps away from



Griffin Woods Park: Immerse yourself in nature with endless hiking trails, wildlife, and stunning views, all at your doorstep. Whether it's a morning walk or an evening run, this park is your backyard. Convenient access to West Hills and Signal Hill Centre, offering a wide variety of shopping, dining, and entertainment options, all within a short drive. Unlike the other condo units, Chateau 318 offers top-tier upgrades, including newly refinished luxury flooring, a gas fireplace, and spa-like bathroom finishes that outshine typical condos. And don't overlook the unbeatable third-floor location, giving you elevated compared to the lower-priced main-floor units.

Built in 2007

Essential Information

MLS® #	A2173324
Price	\$315,000
Sold Price	\$308,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	791
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	318, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H 5X5

Amenities

Amenities Elevator(s), Fitness Center, Visitor Parking

Parking Spaces 1

Parking Underground

Interior

Interior Features Recreation Facilities, See Remarks, Soaking Tub

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Balcony

Construction Concrete, Stucco, Metal Frame, Stone

Foundation Poured Concrete

Additional Information

Date Listed October 17th, 2024

Date Sold November 12th, 2024

Days on Market 26

Zoning DC

HOA Fees 0.00

Listing Details

Listing Office Honestdoor Inc.

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