

**211, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2294826



\$499,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,276 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	See Remarks	Condo Fee:	\$ 680
Basement:	None	LLD:	-
Exterior:	See Remarks, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	See Remarks	Utilities:	-
Features:	Ceiling Fan(s), Storage, Walk-In Closet(s)		

Inclusions: Gas BBQ, Portable AC, Small freezer, wall-mounted arts, office desks, office chairs, office shelves

Welcome to this bright and spacious 2-bedroom + den, 2-bath condo in sought-after Discovery Ridge. This well-designed single-level unit offers an open-concept layout with 9-foot ceilings, large windows, and beautiful views of the surrounding greenery. The inviting living room features a stone-surround gas fireplace, while the kitchen offers stainless steel appliances, generous cupboard and counter space, and a raised breakfast bar perfect for casual dining. The large primary bedroom includes a walk-in closet and a well-appointed ensuite with a soaker tub and separate shower. A second bedroom and den provide flexible space for family, guests, or a home office. Additional features include in-suite laundry, balcony, titled heated underground parking, assigned storage, bike storage, and visitor parking. Located in the desirable community of Discovery Ridge, this home offers easy access to parks, pathways, shopping, and the natural beauty of Griffith Woods.