

**108, 20 Discovery Ridge Close SW**  
**Calgary, Alberta**

**MLS # A2296401**



**\$439,800**

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Discovery Ridge                     |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 1,023 sq.ft.                        | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 2                                   | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |                   |                   |                 |
|--------------------|-------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Boiler | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Vinyl Plank       | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | -                 | <b>Condo Fee:</b> | \$ 583          |
| <b>Basement:</b>   | -                 | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | Concrete, Stone   | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                 | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar     |                   |                 |

**Inclusions:** Murphy Bed

Welcome to The Wedgewoods, a well-managed complex in Discovery Ridge, backing directly onto Griffith Woods Park. This original-owner unit offers 1,028 sq. ft. of well-maintained living space with 2 bedrooms, 2 full bathrooms, in-suite laundry, titled underground parking with secure storage, and a private setting overlooking the park. The open plan is bright and functional, with flooring updated in the past two years. The kitchen has been updated with stone countertops, and all kitchen appliances have been replaced within the last three years. From the kitchen you overlook a spacious dining and living area featuring a stone gas fireplace. From the dining area, step out to a private balcony with gas hookup and uninterrupted views into Griffith Woods. The bedrooms are well separated for privacy; the second bedroom includes a built-in Murphy bed, allowing it to function as both a guest room and office. The primary suite overlooks the park and offers a walk-in closet and a full ensuite with soaker tub and separate shower. The titled underground parking stall includes secure storage directly in front. Amenities include a gym and community room in Building 30, and condo fees cover all utilities, including electricity. Living in Discovery Ridge leaves you 3 minutes from the Elbow River pathway system and offers a quiet, secluded setting with easy access to shopping, schools, and city transit. Mount Royal University and the Rockyview Hospital are less than 10 minutes away; you can be out of the city and on your way to Banff in minutes. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city.