

**427, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2309576



\$429,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,033 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: Dyson Vacuum attached to laundry room wall

Welcome home to this beautiful 4th-floor unit at The Wedgewoods offering 2 bedrooms, 2 bathrooms, and stunning views of Griffith Woods from every room, providing a serene, nature-filled backdrop for daily living. Large windows fill the space with an abundance of natural light and are fitted with Hunter Douglas premium motorized shades, combining functionality with style. The open-concept living and dining area features a cozy stone-faced gas fireplace, ideal for relaxing or entertaining. The kitchen offers ample cabinetry, stainless steel appliances, granite counter tops with plenty of prep space, and a seamless flow into the living area. The primary bedroom easily fits a king bed and includes generous closet space and a private 5-piece ensuite. The second bedroom is perfect for guests or a home office, complemented by an adjacent main 3-piece bathroom. Additional highlights include a large in-suite laundry/storage room, a private covered balcony with sunny exposure, and a titled underground parking stall with an extra spacious assigned storage locker right in front of your stall. The Wedgewoods' concrete construction provides exceptional soundproofing and durability and condo fees cover all utilities — heat, water, and electricity. Residents also enjoy access to a fitness center, recreation / social room, and many community amenities just steps away, including tennis courts, playgrounds, walking paths, soccer fields, and skating rinks. This unbeatable location in Discovery Ridge combines the tranquility of nature with convenient access to shopping, schools, transit, Mount Royal University, and quick access to Calgary's Ring Road for easy commuting. Enjoy the perfect blend of nature, comfort, and convenience — a peaceful oasis right in Calgary!