

**341, 20 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2315563**



**\$309,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	741 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recreation Facilities, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*LIKE LIVING IN BANFF OR CANMORE\* | BEAUTIFULLY RENOVATED UNIT | 1-BED 1-BATH | CONCRETE BUILDING | TITLED & HEATED UNDERGROUND PARKING | WELL-MANAGED COMPLEX | LOW CONDO FEES INCLUDE EVERYTHING! | PETS ALLOWED W/ APPROVAL | GAS HOOKUP FOR BBQ | GAS FIREPLACE |** Experience luxury living in the heart of SW Calgary's prestigious Discovery Ridge. Nestled in the highly sought-after Wedgewoods, this beautifully & tastefully RENOVATED home blends stylish modern finishes with a serene, nature-infused lifestyle—truly offering a "BANFF OR CANMORE IN THE CITY" feel. Step inside to a bright, open-concept living space where the kitchen, dining, and living areas flow seamlessly together—perfect for everyday living & entertaining. The interior has been thoughtfully updated w/ gorgeous vinyl plank flooring, carpet, fresh paint, updated trim, doors, baseboards, and ceilings, along with stylish quartz countertops, sink, taps, stove, microwave w/ sliding vent feature & garburator. Every detail has been carefully considered to create a move-in ready, POLISHED HOME. The spacious bedroom offers comfort & calm, while the spa-inspired bathroom elevates daily living w/ a deep soaker tub—perfect for long, relaxing bubble baths after a day spent exploring Griffith Woods. Enjoy the added convenience of a LARGE IN-UNIT STORAGE area w/ stackable laundry, keeping everything organized and functional. Step out onto your generous private balcony—ideal for a morning coffee, a cool drink on a warm summer evening, or BBQing with the convenient gas hookup already in place. The building itself offers exceptional peace and quiet thanks to concrete & steel construction, providing superior soundproofing and a secure, tranquil atmosphere.

You'll also appreciate the tiled, heated underground parking stall for year-round comfort and convenience. This PET-FRIENDLY complex is known for being exceptionally well-managed and offers outstanding amenities, including a fitness facility & games room in Building 30, security patrols, visitor parking, bike storage & access to outdoor sports courts & community green spaces. \*\* CONDO FEES INCLUDE GAS, HEAT, WATER & ELECTRICITY! Just steps away is Griffith Woods offering 93 acres of endless trails, wildlife, and breathtaking natural beauty right outside your door. Whether it's walking, running, or simply unwinding in nature, this is your BACKYARD ESCAPE. The Discovery Ridge community also offers playgrounds, tennis & pickleball courts, soccer fields, skating/hockey rinks, and basketball courts—all maintained by the HOA. Ideally located, you're minutes from Westhills, Aspen Landing, Costco, Mount Royal University, Chinook, and Rockyview Hospital w/ quick access to the newly completed Ring Road connecting you to all quadrants of the city. When more adventure calls, our majestic Rocky Mountains are just an hour away. A rare opportunity to own a beautifully updated, nature-connected home that offers lifestyle, location & lasting value! YOU WILL LOVE THIS JEWEL OF A HOME!!