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REALTY GROUP

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233, 20 Discovery Ridge Close SW Calgary, Alberta

MLS # A2327336

$465,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,055 sq.ft.	**Age:**	2006 (20 yrs old)
Beds:	2	**Baths:**	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas, Radiant	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 583
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stone, Stucco	**Zoning:**	DC (pre 1P2007)
Foundation:	-	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: N/A

Welcome to this beautifully updated 2-bedroom, 2-bathroom residence in the sought-after community of Discovery Ridge, offering 1,055 sq. ft. of thoughtfully designed living space, refined upgrades, and an exceptional west-facing outlook over Griffith Woods. The open-concept living area is warm and inviting, featuring engineered hardwood flooring, expansive windows that fill the home with natural light, and a striking stone-surround fireplace that creates a comfortable focal point. The adjoining kitchen has been thoughtfully upgraded with new Dekton countertops and a waterfall backsplash, combining durability with a sleek, modern finish. Pop-up electrical outlets are integrated into the countertop for added convenience, while a new touch-activated kitchen faucet and a full collection of new high-end appliances complete the space. Both bedrooms have been refreshed with new carpeting. The spacious primary retreat offers peaceful views of the surrounding forest, a large walk-in closet, and a 4-piece ensuite. The ensuite has been updated with a new Dekton countertop, sink, faucet, and toilet with an attached bidet, while grab bars in the shower add extra comfort and accessibility. The second bathroom has also been upgraded with a new Dekton countertop, sink, faucet, and bidet-equipped toilet. Additional improvements throughout the home include new recessed lighting and updated light fixtures in every room, creating a bright and polished atmosphere from one space to the next. A window air-conditioning unit is also included in the sale for added comfort during Calgary’s warmer months. One of the home’s most impressive features is the private west-facing balcony with unobstructed views of Griffith Woods. Surrounded by mature trees and natural beauty, this peaceful setting offers a rare sense of privacy and tranquility. With scenic pathways,

forested trails, and access to the Elbow River valley, Griffith Woods provides an incredible setting for walking, cycling, and enjoying nature just steps from home. Residents also enjoy excellent building and community amenities. Building 10 features a welcoming party room with a pool table, ideal for gathering and socializing, along with a well-equipped fitness room for convenient workouts close to home. Just outside, the community offers racquet courts, a playground, basketball facilities, and a seasonal skating rink, placing recreation practically at your doorstep. Adding even more value, all utilities are included in the condominium fees, including electricity, helping simplify monthly expenses. Offering tasteful upgrades, generous living space, outstanding amenities, and an exceptional connection to nature, this is a rare opportunity to enjoy comfortable, low-maintenance living in one of Calgary’s most desirable west-side communities.

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