

405, 10 Discovery Ridge Close SW Calgary, Alberta

MLS # A2333895



\$450,000

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Soaking Tub		

Inclusions: N/A

Welcome to 10 Discovery Ridge Close SW, where everyday living is surrounded by nature without sacrificing the convenience of city amenities. Nestled in one of Calgary's most sought-after west-side communities, this beautifully maintained 2-bedroom, 2-bathroom condominium offers over 1,000 square feet of thoughtfully designed living space, combining comfort, functionality, and an unbeatable location for those seeking a low-maintenance lifestyle. As you step inside, you'll immediately appreciate the spacious open-concept layout designed to maximize both natural light and everyday living. The generous living room creates the perfect place to relax after a long day, while the adjoining dining area provides plenty of room for family dinners, entertaining friends, or enjoying your morning coffee. Large windows throughout allow sunlight to pour into the home, creating a warm and inviting atmosphere year-round. The well-appointed kitchen offers an abundance of cabinetry, ample counter space, and a practical layout that makes meal preparation both efficient and enjoyable. Whether preparing a quick breakfast before work or hosting guests for dinner, this kitchen is designed to accommodate every occasion while remaining connected to the main living areas. The spacious primary retreat provides a peaceful escape, complete with a private ensuite bathroom and generous closet space. Positioned away from the primary suite, the second bedroom offers excellent flexibility for overnight guests, family members, a roommate, or a dedicated home office. A second full bathroom ensures convenience and privacy for everyone. Adding even more value, this home includes underground titled parking and a private storage locker, providing secure parking throughout the year along with additional space for seasonal items, outdoor equipment, and everyday storage. Residents

also enjoy access to a well-equipped fitness facility, making it easy to maintain an active lifestyle without leaving the building. The true highlight of this home is its incredible location within the Discovery Ridge community. Just steps from your front door you'll find local coffee shops, playgrounds, tennis courts, and scenic walking paths that connect throughout the neighbourhood. Nature lovers will especially appreciate being moments away from the spectacular 93-hectare Griffith Woods Park, one of Calgary's most treasured natural reserves. Wander through towering forests, enjoy peaceful riverside pathways along the Elbow River, explore extensive hiking trails, or simply unwind while surrounded by mature trees and abundant wildlife. Few communities offer such an incredible balance between urban convenience and natural beauty. Despite its tranquil setting, Discovery Ridge offers quick access to Stoney Trail, Glenmore Trail, downtown Calgary, shopping, restaurants, schools, and numerous recreational amenities, making daily commuting simple while allowing you to come home to one of the city's most peaceful neighbourhoods.