

## 405, 30 Discovery Ridge Close SW Calgary, Alberta

**MLS # A2204071**



# \$439,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Discovery Ridge                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,059 sq.ft.                       | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard                                   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate, Tile                      | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 501 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Stone, Stucco                     | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, Open Floorplan, See Remarks |                   |        |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

Nestled in the prestigious concrete-built Wedgewoods of Discovery Ridge, this beautifully updated two-bedroom, two-bathroom condo offers the perfect blend of modern comfort and natural serenity. Backing onto the breathtaking 93-acre Griffith Woods sanctuary, a protected wildlife reserve along the Elbow River, this home provides a peaceful retreat while remaining just minutes from downtown Calgary. Upon entering, the bright and spacious layout immediately welcomes you with an abundance of natural light. The open-concept living area is centered around a stunning rundle rock fireplace, creating a warm and inviting atmosphere. Sliding doors lead to a private, quiet balcony, an ideal space to relax or enjoy a barbecue while taking in the tranquil treetop views. The recently renovated kitchen features refinished cabinets and decorastone countertops, complemented by stainless steel appliances, including a new microwave hood fan installed in 2024. A newer sink and faucet, along with a peninsula island with an eating bar overlooking the dining room, make this kitchen both stylish and functional. The primary suite is a true retreat, boasting a spacious walk-in closet that leads to a beautifully updated spa-like ensuite bathroom. The second bedroom is well-sized and versatile, perfect for guests, a home office, or additional living space. A second full bathroom has also been tastefully modernized. The convenience of in-suite laundry adds to the ease of everyday living. This well-managed concrete building offers a range of amenities designed to enhance the lifestyle of its residents. A fully equipped fitness center and a community room in Building 30 provide opportunities for recreation and social engagement. The titled underground parking stall includes an oversized storage cage, ensuring ample space for storage needs. Additionally, visitor parking is readily available

for guests. A significant advantage of this residence is that the condo fees include all utilities, including electricity. Located just steps from the extensive Elbow River pathway system, this home is a haven for nature lovers, hikers, and outdoor enthusiasts. The nearby shopping and dining options, along with the proximity to Mount Royal University and Rockyview Hospital, provide convenience without compromising the tranquillity of the neighborhood. With easy access to the newly completed Calgary Ring Road, commuting throughout the city is effortless, while the majestic Rocky Mountains are only a short drive away, making weekend getaways an easy escape. Combining luxury, comfort, and an unbeatable location, this move-in-ready condo is a rare opportunity to experience the best of both worlds—peaceful, nature-filled living with all the conveniences of urban life just moments away.