



THE
A-TEAM

**RE/MAX
FIRST**

10 DISCOVERY RIDGE Close #319, Calgary T3H 5X3

MLS®#: **A2153929**

Area: **Discovery Ridge**

Listing Date: **08/03/24**

List Price: **\$498,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **1,032**
Low Sqft:
Ttl Sqft: **1,032**

DOM

46
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof:
Heating: **Boiler,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Concrete,See Remarks,Stone,Stucco**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Breakfast Bar,Closet Organizers,Elevator,No Animal Home,See Remarks,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`7" x 13`6"
Dining Room	Main	14`8" x 7`0"
Bedroom	Main	10`1" x 10`0"
3pc Bathroom	Main	8`1" x 5`11"
Laundry	Main	8`3" x 4`7"
Balcony	Main	9`7" x 7`6"

Room	Level	Dimensions
Kitchen	Main	10`10" x 8`10"
Bedroom - Primary	Main	13`11" x 10`11"
4pc Ensuite bath	Main	9`2" x 8`9"
Foyer	Main	7`8" x 2`11"
Walk-In Closet	Main	8`3" x 4`8"

Legal/Tax/Financial

Condo Fee:
\$524

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0513173**

Remarks

Pub Rmks: **Living in the Wedgewoods combines the scenic charm of Canmore with the convenience of being just 15 minutes from downtown Calgary. This meticulously upgraded 2-bedroom, 2-bathroom condo home spans 1032 square feet and offers a preferred south-facing view of a serene forest. Nestled in the highly sought-after Wedgewoods area of Discovery Ridge, the condo boasts beautifully designed laminate floors and brand-new, in-vogue carpet in both bedrooms. The spacious master bedroom features functional closet organizers in the ensuite, and the entire home has been freshly upgraded with designer paint. Conveniently located near the elevator, home #319 includes a titled underground parking stall, positioned close to the garage elevator for easy access. The Wedgewoods' concrete structure ensures minimal sound travel between homes, and the condo association covers lighting utilities, an uncommon and valuable benefit to the home owner. Backing onto Griffith Woods, this condo home offers a personal wildlife sanctuary with deer roaming the 93-acre protected reserve along the Elbow River. For nature enthusiasts, it's a hiker's paradise, located just 3 minutes from the Elbow River pathway system. Discovery Ridge is a peaceful, secluded community with easy access to shopping, schools, and city transit. Mount Royal University and Rockyview Hospital are less than 10 minutes away. Building 30 offers amenities including a well-equipped gym and a community social room, perfect for gatherings and events. The recently completed Calgary Ring Road now provides even better and more seamless access to all parts of the city. The Discovery Ridge Community Association maintains an adjacent range of recreational facilities, including a children's playground, tennis courts, soccer fields, a skating/hockey rink, and a basketball court. It's the perfect oasis and balance to city living, and home. #319 is ideal in both ambiance, location, and features!**

Inclusions: **N/A**
Property Listed By: **Calgary West Realty**

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