



THE
A-TEAM

**RE/MAX
FIRST**

20 DISCOVERY RIDGE Close #404, Calgary T3H 5X4

MLS® #: **A2154092**

Area: **Discovery Ridge**

Listing Date: **08/05/24**

List Price: **\$539,900**

Status: **Active**

County: **Calgary**

Change: **-\$10k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2006**

Finished Floor Area
Abv Sqft: **1,306**
Low Sqft:
Ttl Sqft: **1,306**

DOM

44
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade, Secured, Stall, Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony**

Construction:
Concrete, Metal Siding , Stone, Stucco, Wood Siding
Flooring:
Carpet, Ceramic Tile, Hardwood
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Ceiling Fan(s), Elevator, High Ceilings, Laminate Counters, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	10`6" x 4`9"
Dining Room	Main	14`2" x 18`0"
Laundry	Main	9`8" x 4`11"
Bedroom	Main	13`10" x 10`4"
4pc Ensuite bath	Main	

Room	Level	Dimensions
Living Room	Main	14`1" x 16`11"
Kitchen	Main	9`0" x 9`4"
Bedroom - Primary	Main	18`2" x 20`7"
3pc Bathroom	Main	

Condo Fee:
\$642

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
DC (pre 1P2007)

Legal Desc: **0612139**

Remarks

Pub Rmks: **This impeccable, exclusive 1306 SQFT CORNER UNIT with 9FT HIGH CEILINGS, unobstructed FOREST VIEWS and natural light has a refined MOUNTAIN RETREAT vibe. GLEAMING HARDWOOD FLOORS through the spacious living area that includes an OVERSIZED DINING AREA to entertain and gather with friends and family. The kitchen with WHITE QUARTZ COUNTERTOPS offers plenty of counter space and storage with a GENEROUS BREAKFAST BAR and a PICTURE WINDOW over the sink. The living area is oversized yet cozy, with a CORNER GAS FIREPLACE to relax and unwind. From here, a FRENCH DOOR leads to your large balcony and outdoor haven - a perfect spot to relax and enjoy the beauty of the outdoors and take in the UNOBSTRUCTED VIEWS of the NATURAL RESERVE. The MASSIVE primary bedroom includes a CORNER WINDOW ENCLAVE that could be used as a READING/TV NOOK, OFFICE, or GYM. The WALKTHROUGH CLOSET leads to the BATH OASIS ENSUITE with white QUARTZ Countertops, WALK-IN SHOWER and an OVERSIZED SOAKER TUB. The SPACIOUS 2nd bedroom offers a LARGE BAY WINDOW that perfectly frames the FOREST VIEW. Adjacent to the 2nd bedroom is another full bathroom with walk-in shower and QUARTZ countertop. The functional layout also includes a separate foyer and a dedicated laundry and STORAGE room for added practicality. This secure and well-kept complex offers TITLED UNDERGROUND HEATED PARKING. A STORAGE LOCKER, for additional space, can be conveniently added at the front of the parking stall. Fantastic amenities including a games room with a POOL TABLE and a FITNESS CENTRE in the adjacent building. Several social spaces can also be found which are frequently used for the ORGANIZED SOCIAL EVENTS throughout each month. This complex has a MOUNTAIN VILLAGE feel, surrounded by Griffith Woods Park, a 93 hectare natural environment park, tucked away from the hustle of the City yet very close to all the amenities you need. Just steps outside your door you'll find TENNIS COURTS, OUTDOOR RINKS, & SOCCER PITCHES. Nearby CHALET STYLE shops include a CAFE, DONUT SHOP, PHARMACY, WINE & SPIRITS, & RESTAURANTS with many more amenities just a 5 minute drive away without having to take a major road! The proximity to excellent SCHOOLS also makes it an ideal choice for families. CONDO FEES COVER ALL UTILITIES - heat, water, sewer, and electricity. This is a true gem that needs to be visited in person to truly take it all in - come experience it for yourself today!**

Inclusions: **All furniture on Premises - Sofa, Bar Stools (2), Dining Buffet, Twin Bed Frame, Twin Mattress and Box Spring, White Cabinet, Leather Ottoman, Foyer Bench, End Tables (2), Queen Size Bed, Queen Size Mattress and Box Spring, Dresser, Tall Dresser, Book Shelf, Lamps (5) . Negotiable: Reclining Armchair, Dining Table and Chairs (6)**

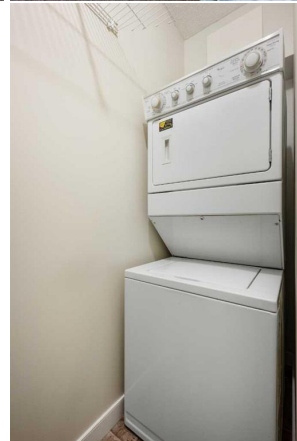
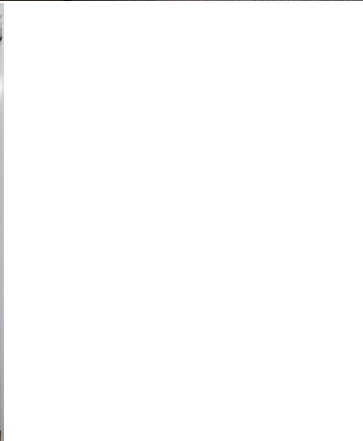
Property Listed By: **RE/MAX First**

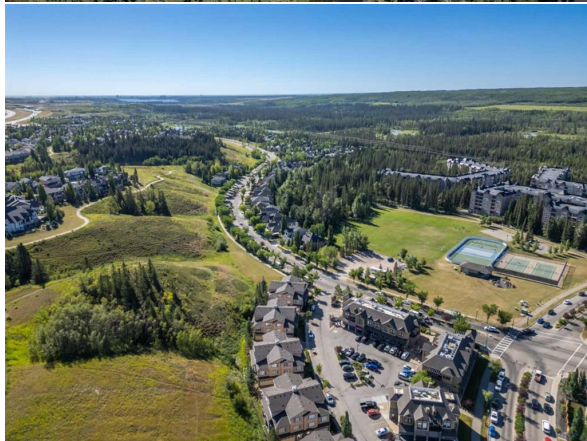
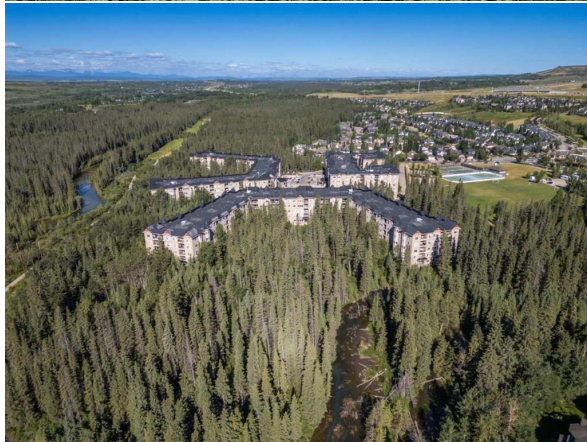
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





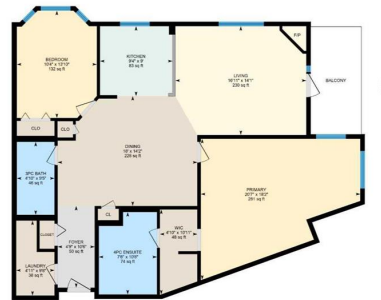






404-20 Discovery Ridge Close SW, Calgary, AB

Main Floor Interior Area 1209.29 sq ft



PREPARED: 2024/05/11



White regions are excluded from total floor area in OUADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.