



THE
A-TEAM

**RE/MAX
FIRST**

30 DISCOVERY RIDGE Close #203, Calgary T3H5X5

MLS® #: **A2160406** Area: **Discovery Ridge** Listing Date: **09/12/24** List Price: **\$469,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,199**
 Low Sqft:
 Ttl Sqft: **1,199**

DOM
7
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

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

Access:
 Lot Feat:
 Park Feat: **Secured, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Concrete, Stone, Stucco**
 Flooring: **Laminate, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	5`11" x 8`10"	4pc Ensuite bath	Main	11`6" x 13`5"
Bedroom	Main	11`7" x 15`2"	Dining Room	Main	14`5" x 11`5"
Foyer	Main	12`8" x 5`8"	Kitchen	Main	13`7" x 11`6"
Living Room	Main	13`7" x 14`4"	Bedroom - Primary	Main	10`10" x 25`10"

Legal/Tax/Financial

Condo Fee: **\$554** Title: **Fee Simple** Zoning: **DC (pre 1P2007)**

Legal Desc:

0713978

Fee Freq:
Monthly

Remarks

Pub Rmks:

UNBEATABLE VALUE in Discovery Ridge! This spacious 1,199 sqft, one-level condo backs onto the lush Griffith Woods, offering a tranquil, tree-filled environment perfect for nature lovers. Although listed as unit 203, this gem is located on the THIRD floor, this stunning southwest-facing condo is bathed in abundant natural light, creating a warm and inviting atmosphere throughout the day. The exceptional floor plan features two bedrooms thoughtfully placed on opposite sides for added privacy. Recent upgrades include laminate flooring, quartz countertops, all-new faucets, and a state-of-the-art LG washer and dryer, adding a touch of modern elegance. This home has NO carpet for easy maintenance and has been professionally cleaned to ensure it's move-in ready. Enjoy ample visitor parking and convenience with the unit positioned close to the elevator and just one floor above the gym. The condo also features two spacious bedrooms and two bathrooms, providing ample space for comfort and privacy. Relax on the large private balcony, surrounded by nature's beauty, or take advantage of nearby parks such as Griffith Woods Park, Discovery Heights Pond, and Elizeh Park. Stoney Trail is conveniently close by, providing easy access to the city's major routes. Prestigious private schools like Rundle Academy and Webber are in the vicinity, with Ernest Manning High School just 4.6 km away. For shopping and entertainment, Chinook Mall and Signal Hill Shopping Center are nearby. The Discovery Ridge community offers fantastic recreational amenities, including a children's playground, basketball court, hockey rink, soccer fields, tennis courts, and a skating rink. With all utilities included in the condo fee, including gas, heat, and water, you'll enjoy unmatched convenience and peace of mind. Don't miss this incredible opportunity to own a piece of paradise in one of Calgary's safest communities. YOU CAN MAKE THIS YOURS TODAY!

Inclusions:

Window Coverings

Property Listed By:

Royal LePage Benchmark

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







