



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**30 DISCOVERY RIDGE Close #118, Calgary T3H 5X5**

MLS®#: **A2166491**      Area: **Discovery Ridge**      Listing Date: **09/18/24**      List Price: **\$279,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$20k, 18-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2007**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **779**  
 Low Sqft:  
 Ttl Sqft: **779**

DOM

**64**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Apartment**

Parking

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

Utilities and Features

Roof:  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco**  
 Flooring: **Carpet,Linoleum**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Soaking Tub**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`11" x 10`3"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 13`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`9" x 8`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`8" x 20`3"</b>
<b>Storage</b>	<b>Main</b>	<b>6`9" x 6`2"</b>			

Legal/Tax/Financial

Condo Fee: **\$376**      Title: **Fee Simple**      Zoning: **DC (pre 1P2007)**  
 Fee Freq:

Legal Desc:

0713978

Monthly

Remarks

Pub Rmks:

**Welcome to this fantastic one-bedroom plus den condo in the Wedgewoods of Discovery Ridge. This well-managed and maintained CONCRETE building is beautifully situated along Griffith Woods Park, surrounded by nature and steps away from numerous amenities. It offers a quaint, serene vibe without having to leave the City. This spacious unit has been freshly painted throughout and features an open, well-appointed floor plan. The kitchen has ample cabinetry space and a breakfast bar open to the dining and living area, complete with a gas fireplace—ideal for relaxing or entertaining guests. Enjoy your morning coffee or evening BBQ on your private balcony. The large bedroom can easily fit a king-size bed, features a walk-in closet with custom California Closet shelving and is conveniently located adjacent to the 4-pc bathroom. The unit is complete with in-suite laundry, a den with custom California Closet built-ins that can also be used for additional storage and one titled underground parking stall. Condo fees cover all utilities! Other amenities include visitor parking, bike racks, a fitness room and a party room. The Wedgewoods is steps away from the Discovery Ridge Community Association, a playground, tennis court, soccer fields, skating rink, and basketball courts with easy access downtown and the mountains. All you need is the key!**

Inclusions:

**Broil King Natural Gas BBQ**

Property Listed By:

**RE/MAX Real Estate (Central)**

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







