



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 DISCOVERY RIDGE Close #429, Calgary T3H 5X3**

MLS®#: **A2173628**      Area: **Discovery Ridge**      Listing Date: **10/18/24**      List Price: **\$475,000**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area

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

DOM

**4**

Layout

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

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

Roof: **Metal,Tar/Gravel**  
 Heating: **Baseboard,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Playground,Tennis Court(s)**

Construction: **Concrete,Metal Frame,Stone,Stucco**  
 Flooring: **Carpet,Ceramic Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Main	0`0" x 0`0"	4pc Ensuite bath	Main	
Living Room	Main	13`6" x 12`5"	Bedroom - Primary	Main	11`0" x 13`11"
Bedroom	Main	10`0" x 9`11"	Kitchen	Main	8`7" x 9`10"
Dining Room	Main	12`5" x 8`8"	Laundry	Main	5`11" x 4`10"
Legal/Tax/Financial					

Condo Fee: <b>\$554</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>DC</b>
Legal Desc:	<b>0513173</b>	

Remarks

Pub Rmks: **Click brochure link for more details. This 2 bedroom 2 bath 4th floor condo in Building 10 comes with two titled parking spots and has a private West facing view of the woods. The rare and high demand parking spots allow you to use both or rent one out for supplemental income. The Wedgewoods of Discovery Ridge is a high end concrete building backing directly onto Griffith Woods and gives a feeling of "living in Banff" while in the city. The complex also sides on to the community associations recreational facilities including a children's playground, tennis courts, soccer fields, skating/hockey rink and a basketball court. The complex offers a full gym, social room, onsite management. Westhills shopping/restaurants and theaters are a 5-minute drive away.**

Inclusions: **Call seller directly**

Property Listed By: **Honestdoor Inc.**

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







