



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10 DISCOVERY RIDGE Close #442, Calgary T3H 5X3**

MLS®#: **A2175581**

Area: **Discovery Ridge**

Listing Date: **10/29/24**

List Price: **\$444,900**

Status: **Active**

County: **Calgary**

Change: **-\$15k, 08-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,030**  
Low Sqft:  
Ttl Sqft: **1,030**

DOM

**22**  
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,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Boiler,Hot Water**  
Sewer:  
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer Stacked,Window Coverings**  
Int Feat: **Breakfast Bar,Elevator,Granite Counters,See Remarks,Soaking Tub,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`5"
Dining Room	Main	10`0" x 7`6"
4pc Ensuite bath	Main	9`2" x 8`6"
3pc Bathroom	Main	8`1" x 5`11"
Foyer	Main	7`6" x 3`8"
Walk-In Closet	Main	8`3" x 5`0"

Room	Level	Dimensions
Kitchen	Main	11`0" x 8`9"
Bedroom - Primary	Main	13`10" x 10`11"
Bedroom	Main	10`1" x 10`0"
Laundry	Main	8`3" x 4`7"
Balcony	Main	9`8" x 7`6"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$563

Fee Simple

DC

Fee Freq:  
Monthly

Legal Desc: 0513173

Remarks

Pub Rmks: **Price Reduced. This 2 bedroom, 2 bath 1030 sq ft apartment condo has been renovated over the last 2 years. Renos include laminate flooring throughout, new high-end appliances, granite countertops, painted cabinets, new light fixtures, pot lighting in the Kitchen and ensuite bath, new kitchen and bathroom faucets, new window coverings and the condo has recently been painted throughout. There is also a full cage for storage next to the underground parking stall, which is just around the corner from the elevator. The Wedgewoods is a well managed concrete set of buildings with underground parking as well as plenty of visitor parking. Please note that electricity as well as all other utilities are included in the condo fees! Backing on to Griffith Woods this condo has its own wildlife sanctuary with deer roaming throughout the 93 acre protected reserve area located by the Elbow River. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court - all maintained by the Discovery Ridge Community Association.**

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

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









