



THE
A-TEAM

**RE/MAX
FIRST**

20 DISCOVERY RIDGE Close #504, Calgary T3H 5X4

MLS® #: **A2177064** Area: **Discovery Ridge** Listing Date: **11/19/24** List Price: **\$544,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Additional Parking,Heated Garage,Off Street,Owned,Parkade,Secured,Stall,Titled,Underground

Finished Floor Area

Abv Sqft: **1,312**
 Low Sqft:
 Ttl Sqft: **1,312**

DOM

32
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

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

Utilities and Features

Roof: **Flat,Membrane**
 Heating: **Fireplace(s),Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Private Entrance,Storage**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Elevator,See Remarks,Soaking Tub,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	16`11" x 14`0"	Kitchen	Main	10`10" x 9`2"
Dining Room	Main	17`2" x 14`0"	Bedroom - Primary	Main	20`7" x 18`4"
4pc Ensuite bath	Main	10`10" x 7`6"	Walk-In Closet	Main	9`5" x 4`11"
Bedroom	Main	11`10" x 10`4"	3pc Bathroom	Main	9`5" x 4`11"
Laundry	Main	9`8" x 4`11"	Foyer	Main	10`7" x 4`10"
Balcony	Main	14`0" x 6`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$688

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0612139

Remarks

Pub Rmks: **Rarely do these large 1312 sq ft Penthouse corner units come on the market! With south and west exposures, this 2 bedroom, 2 bath condo is one of the few floor plans with a good sized, separate dining room. The master bedroom with an ensuite bath is absolutely huge! Located close to the south elevator this spacious condo has hardwood floors in the LR/DR and carpets in the bedrooms. Please note that condo fees include all utilities, including lights. There is a titled underground parking stall and for convenience, in the winter you can get to the gym, located in the 30 building, without going outdoors. 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 which is less than 15 minutes to downtown with easy access to shopping, schools and city transit. Mount Royal University and the Rockyview Hospital are less than 10 minutes away. 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











