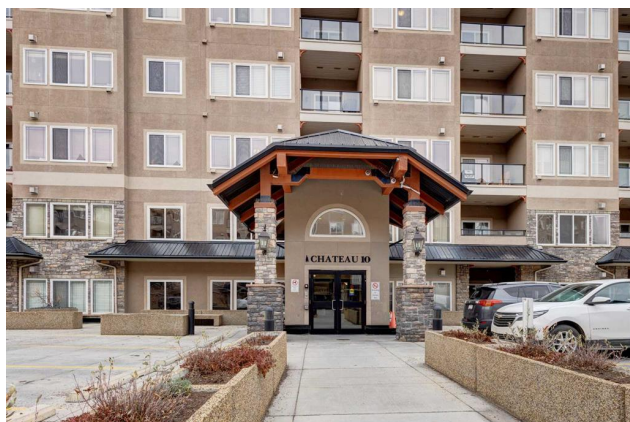


10 DISCOVERY RIDGE Close #236, Calgary T3H 5X3

MLS® #: **A2178665** Area: **Discovery Ridge** Listing Date: **11/16/24** List Price: **\$469,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade, Underground

Finished Floor Area

Abv Sqft: **1,015**
 Low Sqft:
 Ttl Sqft: **1,015**

DOM

4

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Hot Water, Natural Gas**
 Sewer:
 Ext Feat: **Balcony, BBQ gas line**

Construction: **Metal Frame, Stone, Stucco**
 Flooring: **Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer**
 Int Feat: **Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	23`2" x 15`8"	Kitchen	Main	9`3" x 13`5"
Bedroom - Primary	Main	22`9" x 10`11"	Bedroom	Main	13`0" x 11`5"
4pc Ensuite bath	Main	10`9" x 11`2"	4pc Bathroom	Main	7`11" x 5`10"
Laundry	Main	4`8" x 8`2"	Balcony	Main	7`9" x 9`11"
Walk-In Closet	Main	8`3" x 5`1"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$563

Fee Simple

DC (pre 1P2007)

Fee Freq:

Monthly

Legal Desc: 0513173

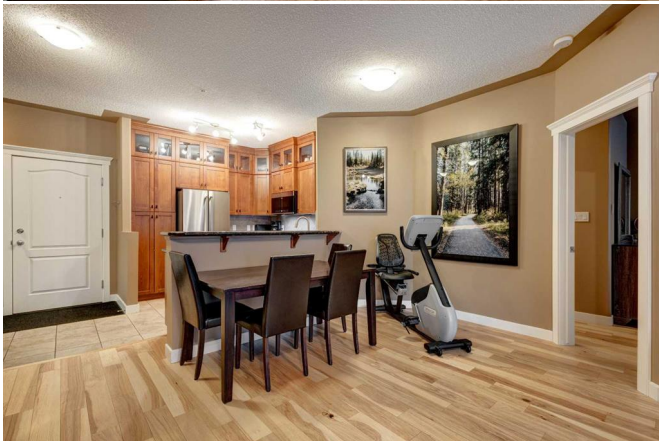
Remarks

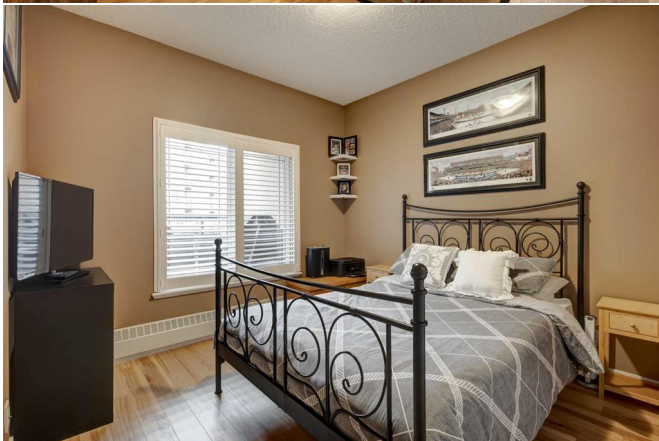
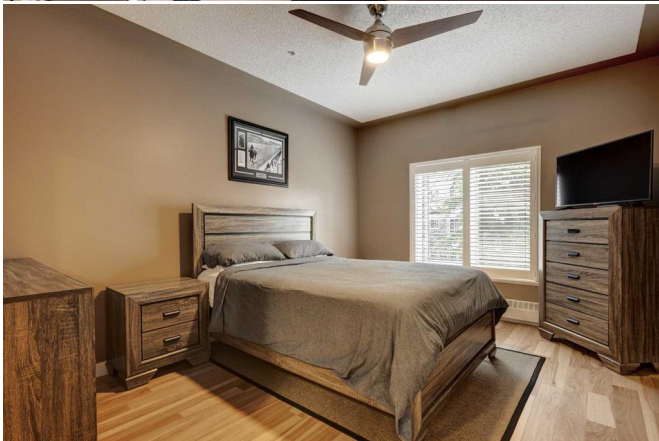
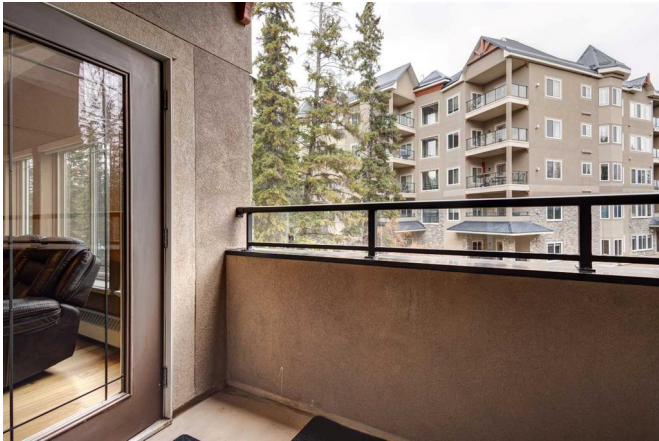
Pub Rmks: **This is the one! Meticulously updated and maintained 2 bedroom, 2 bathroom unit in one of the most prestigious and beautiful condominium communities in Calgary. All primary utilities are included in the condo fee of this 1,015sf stunner. You'll want for nothing, starting with a substantially upgraded kitchen, complete with full-height cabinets with glass inserts meeting 9' ceilings, granite countertops and breakfast bar, under mounted Silgranit sink, newer stainless appliances including an induction stove, fridge w/ water dispenser and ice, and a new dishwasher and microwave/hood fan. The home also features newer high-end engineered hardwood floors, custom living room blinds on a remote control, a natural-edge stone fireplace on it's own thermostat, plus a brand new paint job! Also included is a newer washer and dryer in a dedicated laundry room plus an underground parking stall ideally located near the elevator. The condominium amenities include a well appointed fitness room and party room and the complex sits adjacent to tennis, mini-tennis, and pickleball courts, a boarded skating rink and a soccer field. The area also showcases some of Calgary's best walking paths with breathtaking wildlife. A Premier Location, LOW Condo Fees, 10/10 Pride in Ownership...it checks all the boxes. Book your private showing today.**

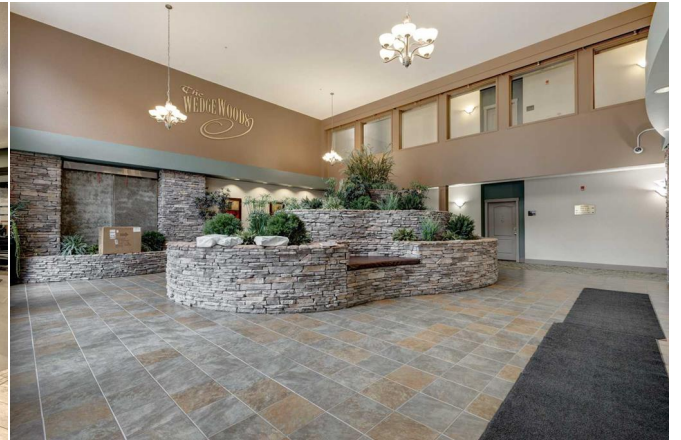
Inclusions: **Window Coverings, Remote Control for Blinds, Unit Key/s, Mailbox Key/s, FOB/s, TV & Bracket**
Property Listed By: **Real Estate Professionals Inc.**

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





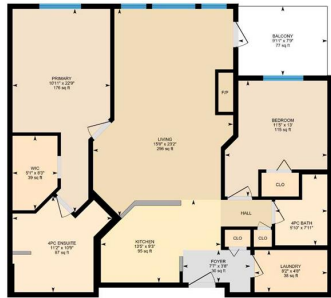






236-10 Discovery Ridge Close SW, Calgary, AB

Main Floor Interior Area 1015.31 sq ft



PREPARED: 2024/11/15



While regions are excluded from total floor area in GUIDE floor plans, All room dimensions and floor areas must be considered approximate and are subject to independent verification.