



THE
A-TEAM

**RE/MAX
FIRST**

10 DISCOVERY RIDGE Close #518, Calgary T3H 5X3

MLS®#: **A2181105** Area: **Discovery Ridge** Listing Date: **11/27/24** List Price: **\$499,000**
 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:

Access:

Lot Feat:

Park Feat:

Underground

Finished Floor Area

Abv Sqft: **1,079**

Low Sqft:

Ttl Sqft: **1,079**

DOM

24

Layout

Beds: **2 (2)**

Baths: **1.0 (1 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Metal Frame,Stucco**
 Flooring: **Carpet,Linoleum,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),High Ceilings**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	41`0" x 34`5"	Dining Room	Main	52`6" x 26`3"
Living Room	Main	71`4" x 40`2"	Foyer	Main	16`5" x 26`10"
Bedroom - Primary	Main	33`11" x 45`8"	Bedroom	Main	32`10" x 38`3"
4pc Bathroom	Main	33`1" x 16`5"	Laundry	Main	15`4" x 16`5"
Balcony	Main	32`10" x 34`5"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$563

Fee Simple

DC

Fee Freq:
Monthly

Legal Desc: 0513173

Remarks

Pub Rmks: **Nestled in the desirable Discovery Ridge, this top-floor, two-bedroom condo offers over one thousand square feet of living space, with stunning views that back onto the serene Griffith Woods Park. From your living room, take in the breathtaking beauty of snow-dusted spruce trees, creating a serene, year-round natural backdrop. This room also features a cozy fireplace with a stone facade—imagine curling up with a warm drink in front of the fire, watching the snow gently fall outside. It's the perfect setting, offering a sense of peaceful retreat that feels like you're in the heart of Banff. The kitchen is a chef's dream, offering ample counter space and an abundance of cabinetry for all your storage needs. A convenient breakfast bar provides the perfect spot for casual meals or morning coffee. Between the kitchen and living room, you'll find plenty of room to accommodate a dining table, ideal for hosting family gatherings. The two bedrooms are conveniently located side by side, each having a stunning view of the park. The bathroom is positioned across the hall for added convenience. Additional features of this condo include in-suite laundry, a titled underground parking stall, extra storage space, and access to a well-equipped fitness centre. Discovery Ridge is a charming, sought-after community with a variety of local shops just down the road for your everyday needs. Enjoy the convenience of a skating rink and recreational facility right in front of the building, and West Hills Shopping Centre is just a short drive away, offering even more amenities.**

Inclusions: N/A

Property Listed By: RE/MAX House of Real Estate

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





