

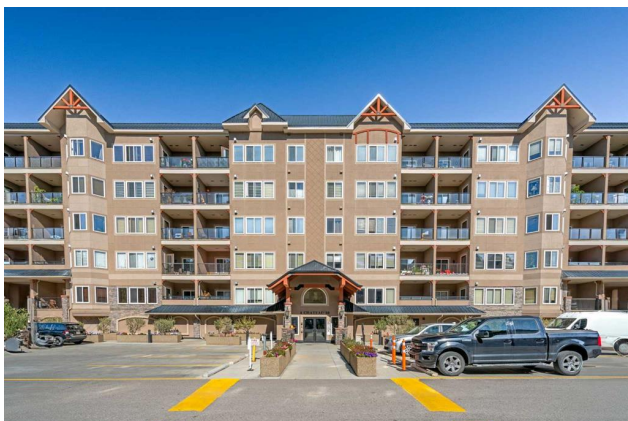


THE
A-TEAM

**RE/MAX
FIRST**

30 DISCOVERY RIDGE Close #118, Calgary T3H 5X5

MLS®#: **A2181403** Area: **Discovery Ridge** Listing Date: **11/28/24** List Price: **\$279,900**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2007**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **779**
 Low Sqft:
 Ttl Sqft: **779**

DOM

23
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,Stone,Stucco**
 Flooring: **Carpet,Linoleum**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Range,ENERGY STAR Qualified Dishwasher,Microwave Hood Fan,Refrigerator,Window Coverings**

Int Feat:
 Utilities: **See Remarks**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	Kitchen	Main	9`9" x 8`3"
Storage	Main	6`9" x 6`2"	Bedroom	Main	11`0" x 13`3"
Living Room	Main	13`8" x 20`3"			

Legal/Tax/Financial

Condo Fee: **\$376** Title: **Fee Simple** Zoning: **DC**
 Fee Freq:

Legal Desc:

0713978

Monthly

Remarks

Pub Rmks:

Welcome to this fantastic one-bedroom plus den condo in the Wedgewoods of Discovery Ridge. This well-managed and maintained CONCRETE building is beautifully situated along Griffith Woods Park, surrounded by nature and steps away from numerous amenities. It offers a quaint, serene vibe without having to leave the City. This spacious unit has been freshly painted throughout and features an open, well-appointed floor plan. The kitchen has ample cabinetry space and a breakfast bar open to the dining and living area, complete with a gas fireplace—ideal for relaxing or entertaining guests. Enjoy your morning coffee or evening BBQ on your private balcony. The large bedroom can easily fit a king-size bed, features a walk-in closet with custom California Closet shelving and is conveniently located adjacent to the 4-pc bathroom. The unit is complete with in-suite laundry, a den with custom California Closet built-ins that can also be used for additional storage and one titled underground parking stall. Condo fees cover all utilities! Other amenities include visitor parking, bike racks, a fitness room and a party room. The Wedgewoods is steps away from the Discovery Ridge Community Association, a playground, tennis court, soccer fields, skating rink, and basketball courts with easy access downtown and the mountains. All you need is the key!

Inclusions:

Broil King Natural Gas BBQ

Property Listed By:

RE/MAX First

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





