



THE
A-TEAM

**RE/MAX
FIRST**

10 DISCOVERY RIDGE Close #505, Calgary T3H 5X3

MLS®#: **A2183554** Area: **Discovery Ridge** Listing Date: **12/18/24** List Price: **\$497,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area
 Abv Sqft: **1,028**
 Low Sqft:
 Ttl Sqft: **1,028**

DOM

3
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

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: **Flat,Membrane**
 Heating: **Baseboard,Boiler,Fireplace(s),Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,See Remarks,Stone,Stucco**
 Flooring: **See Remarks,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Microwave Hood Fan,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	19`8" x 13`6"	Kitchen With Eating Area	Main	12`3" x 8`10"
Bedroom - Primary	Main	13`10" x 10`11"	4pc Bathroom	Main	9`0" x 8`9"
Bedroom	Main	10`0" x 9`10"	2pc Bathroom	Main	5`11" x 5`1"
Laundry	Main	8`3" x 4`7"	Foyer	Main	7`7" x 3`7"
Balcony	Main	9`7" x 7`6"	Walk-In Closet	Main	13`10" x 10`11"

Legal/Tax/Financial

Condo Fee: **\$563** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0513173**

Remarks

Pub Rmks: **A rare find , a totally renovated Penthouse 2 bedroom, 2 bath condo sitting above the trees with panoramic west views. Upgrades include Ultra High Density (wood core, cork base) composite flooring, quartz one level kitchen countertops, new backsplash and a stainless steel sink. The lighting has been upgraded with new fixtures, pot lighting, 3 ceiling fans and under mount cabinet lighting. See attached list of upgrades including a new stove and stacked washer and dryer. The titled underground parking stall has a full cage and is located within steps of 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











