



THE
A-TEAM

**RE/MAX
FIRST**

30 DISCOVERY RIDGE Close #410, Calgary T3H 5X5

MLS® #: **A2183670** Area: **Discovery Ridge** Listing Date: **12/16/24** List Price: **\$420,000**
 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:

Finished Floor Area
 Abv Sqft: **923**
 Low Sqft:
 Ttl Sqft: **923**

Parkade, Stall, Titled, Underground

DOM

37
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Metal**
 Heating: **Boiler, Fireplace(s), Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete, Stucco**
 Flooring: **Carpet, Hardwood, Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Oven, Microwave, Microwave Hood Fan, Washer/Dryer, Window Coverings**
 Int Feat: **Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	25`2" x 43`6"	Kitchen	Main	36`8" x 34`2"
Bedroom - Primary	Main	45`5" x 35`10"	Walk-In Closet	Main	18`10" x 17`9"
Bedroom	Main	40`5" x 33`1"	Foyer	Main	22`8" x 21`7"
Laundry	Main	18`10" x 18`1"	4pc Bathroom	Main	29`3" x 26`0"
Balcony	Main	32`0" x 24`7"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$469

Fee Simple
Fee Freq:
Monthly

DC

Legal Desc: **0713978**

Remarks

Pub Rmks: **Nestled in the heart of Griffith Woods, this stunning 2-bedroom condo offers a peaceful retreat surrounded by nature. Next to the sights and sounds of the 93-acre wildlife sanctuary this location is an oasis for hikers, bikers, and nature lovers alike. Inside, you'll find an open, inviting space with modern finishes and thoughtful details. The kitchen features stainless steel appliances, and a sit-up breakfast bar—perfect for morning coffee or hosting friends. The living room, anchored by a cozy gas fireplace, offers a warm ambiance and opens to private balcony where you can unwind. Both bedrooms are generously sized, with the primary featuring a walk-in closet large enough for a king-sized bed. Additional conveniences include in-suite laundry, a titled underground parking stall, and extra storage—ideal for keeping your gear organized. The Wedgewoods is a well-managed concrete complex with fantastic amenities, including a fitness centre and ample visitor parking. Located just steps from the Elbow River pathway system, you're minutes from serene walking trails while still enjoying quick access to the city. With Discovery Ridge's community playground, tennis courts, soccer fields, skating rink, and more just around the corner, there's truly something for everyone. Enjoy a quiet, connected lifestyle with shopping, schools, and Mount Royal University only a short drive away. Plus, the recently completed Calgary Ring Road ensures smooth access to all parts of the city. This is more than just a condo—it's a lifestyle. Don't miss the opportunity to call this incredible unit home. Book your private showing today!**

Inclusions: **Tv Wall Mounts**
Property Listed By: **Greater Property Group**

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







