



THE
A-TEAM

**RE/MAX
FIRST**

20 DISCOVERY RIDGE CLOSE Close #240, Calgary t3h 5x4

MLS® #: **A2184818**

Area: **Discovery Ridge**

Listing Date: **02/11/25**

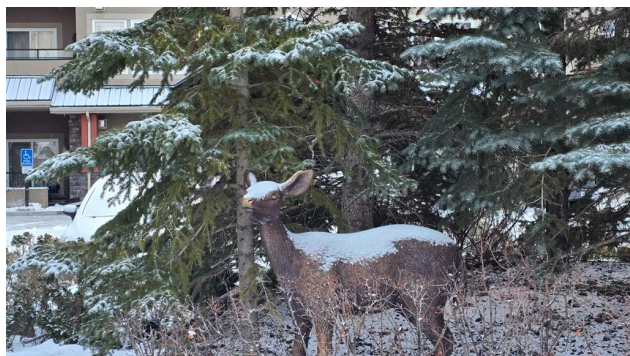
List Price: **\$349,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **742**
Low Sqft:
Ttl Sqft: **742**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Owned,Underground

Utilities and Features

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

Construction: **Concrete,Stucco**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|-------------------|-------|---------------|---------|-------|--------------|
| Living Room | Main | 10`7" x 13`9" | Kitchen | Main | 7`11" x 9`7" |
| Bedroom - Primary | Main | 11`1" x 12`1" | Laundry | Main | 5`1" x 9`5" |
| 4pc Bathroom | Main | 8`10" x 9`11" | Balcony | Main | 6`2" x 10`9" |

Legal/Tax/Financial

Condo Fee: **\$406**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0713978**

Remarks

Pub Rmks: **Come check out this beautiful one bedroom one bath condo in the Wedgewood's of Discovery Ridge. This spacious unit has a modern kitchen with stainless steel appliances, laminate floors throughout, walk in closet, in suite laundry/storage room and a spacious 4 piece bathroom with shower and soaker tub. The private balcony has gas for outdoor grilling. Monthly condo fees include everything including electricity, gas and heat. This well managed concrete building is neighboring Griffith Park has heated underground parking, social room and fitness room with newly updated equipment. Steps away from community association outdoor hockey rink with tennis courts and plenty of walking paths. With the completion of the new ring road you have great access to plenty of shopping, schools and restaurants.**

Inclusions: **None**

Property Listed By: **Century 21 Bamber Realty LTD.**

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



