

10 DISCOVERY RIDGE Close #105, Calgary T3H 5X3

MLS® #: **A2185630** Area: **Discovery Ridge** Listing Date: **01/10/25** List Price: **\$489,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
 Sub Type: **Calgary**
 City/Town: **Calgary**
 Year Built: **2005**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,036**
 Low Sqft:
 Ttl Sqft: **1,036**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **1.5 (1 1)**
 Style: **High-Rise (5+)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Assigned, Parkade, Titled, Underground**

Utilities and Features

Roof:
 Heating: **Baseboard, Boiler, Fireplace(s)**
 Sewer:
 Ext Feat: **Other**
 Construction: **Concrete, Metal Frame, Stone, Stucco**
 Flooring: **Carpet, Laminate, Tile**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **Breakfast Bar, Closet Organizers, Elevator, Open Floorplan, Recreation Facilities, Soaking Tub, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`0" x 9`3"	Dining Room	Main	14`6" x 8`5"
Living Room	Main	13`5" x 12`5"	Foyer	Main	7`8" x 3`8"
Bedroom - Primary	Main	14`7" x 11`0"	Bedroom	Main	10`0" x 10`0"
2pc Bathroom	Main	5`11" x 5`1"	4pc Bathroom	Main	9`1" x 8`9"

Legal/Tax/Financial

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

Fee Freq:
Monthly

Legal Desc: **0513173**

Remarks

Pub Rmks: **This charming 2-bedroom 2 bathroom condo is nestled in the serene and sought-after community of Discovery Ridge. Enjoy breathtaking forest views from both the living room, kitchen and both bedrooms, providing a tranquil, natural setting right outside your window. The open-concept floor plan is highlighted by beautiful LVP flooring throughout and a cozy gas fireplace with elegant stone detailing, perfect for those chilly evenings. The kitchen features Whirlpool appliances and a convenient breakfast bar, making it a functional and stylish space. The luxurious primary suite includes a walk-in closet, and the bathroom boasts a relaxing soaking tub. Step outside to the covered patio with a screened door, ideal for enjoying your morning coffee or evening sunset while taking in the peaceful surroundings. Inside, you'll find an beautifully updated 2 piece bathroom and in-unit laundry/Storage to complete this property, and the unit includes a titled underground parking stall, just a short distance from the elevator. There's even space to add additional storage in front of the parking stall for all your extras. You'll enjoy quick access to a variety of amenities such as a recreation centre, extensive gym and party room right in your building and within the community, amenities include a clubhouse, park, playground, schools, tennis courts, soccer fields, skating/hockey rink, basketball courts and nearby shopping. Plus, you'll have easy access to major roads and transit, with the newly completed Calgary Ring Road offering direct routes to all city quadrants. Downtown is only 15 minutes away, and you're just minutes from Mount Royal University, Rockyview Hospital, Westhills, and Chinook Shopping Centres. When the weekend calls for adventure, you'll be able to head west to Banff in no time. Discovery Ridge is an outdoor enthusiast's paradise, backing directly onto Griffith Woods, a 93-acre wildlife sanctuary and protected reserve along the Elbow River. Deer can often be spotted roaming in this natural wonderland. Hikers and bikers will love being just 3 minutes away from the Elbow River pathway system, while those seeking quiet retreat will appreciate the secluded feel of the community. This is an amazing opportunity! Book your private showing today.**

Inclusions: **N/A**
Property Listed By: **RE/MAX First**

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











