

20 DISCOVERY RIDGE Close #307, Calgary T3H 5X4

MLS®#:	A2188327	Area:	Discovery Ridge	Listing Date:	02/21/25	List Price: \$472,900
Status:	Active	County:	Calgary	Change:	None	Association: Fort McMurray

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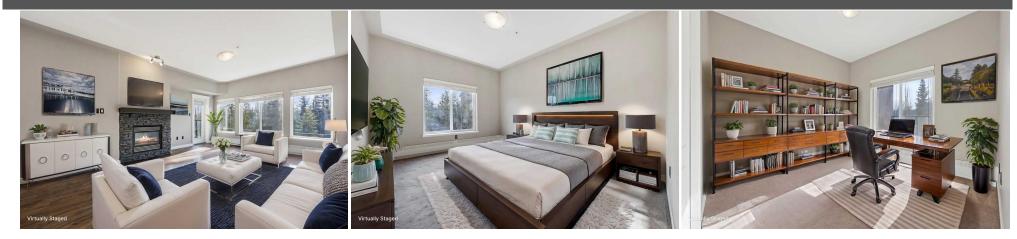
General Information Prop Type: Sub Type:	Residential Apartment			<u>DOM</u> 1 Layout	
City/Town:	Calgary	Finished Floor Are	<u>ea</u>	Beds:	2 (2)
Year Built:	2006	Abv Sqft:	1,031	Baths:	2.0 (2 0)
Lot Information		Low Sqft:		Style:	Apartment
Lot Sz Ar:		Ttl Sqft:	1,031		
Lot Shape:				Parking	
				Ttl Park:	1
				Garage Sz:	-
Access: Lot Feat:					
Park Feat:	Parkade,Stall,Un	deraround			

Utilities and Features

Roof: Heating: Boiler,Hot Water,Natural Gas,See Remarks Sewer: Ext Feat: Balcony,BBQ gas line				Construction: Composite Siding,Concrete,Metal Frame,See Remarks,Stone,Stucco Flooring: Carpet,Laminate,Tile Water Source: Fnd/Bsmt:				
Kitchen Appl:		Dishwasher,Electric Stove,Refrigerator,See Remarks,Washer/Dryer						
Kitchen Appl: Dishwasher,Electric Stove,Refrigerator,See Remarks,Washer/Dryer Int Feat: Breakfast Bar Utilities: Room Information								
			Room	Information				
Room		Level	Dimensions	Room	Level	Dimensions		
Living Room		Main	44`0" x 40`9"	Kitchen	Main	35`3" x 30`4"		
Dining Room		Main	36`1" x 27`4"	Bedroom - Primary	Main	45`5" x 35`10"		
4pc Ensuite ba	ath	Main	29`0" x 28`9"	Bedroom	Main	33`1" x 32`10"		
3pc Bathroom		Main	26`3" x 16`2"	Laundry	Main	27`8" x 15`0"		
Balcony		Main	31`9" x 24`1"	Foyer	Main	24`4" x 22`5"		
Walk-In Closet	:	Main	27`1" x 16`5"					
			Legal/T	ax/Financial				

Condo Fee: \$563		Title: Fee Simple Fee Freq:	Zoning: DC			
Legal Desc:	0612139	Monthly Rema	arks			
Pub Rmks: Inclusions:	Remarks With south facing exposure into Griffith Woods, 307 is one of the best locations in the Wedgewoods. This 1031 sq ft 2 bedroom, 2 bath condo has laminate, car and tile floors as well as a knock down stucco ceiling, an upgrade in the Wedgewoods. The master bedroom has a spacious walk in closet and a large ensuite ba with a soaker tub. The condo comes with a tile parking stall with a full cage for storage. Vacant March 1st, a quick possession date is possible. Please note tha 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. Discover 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 g 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 commun area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court - all maintained by Discovery Ridge Community Association. N/A					
Property Listed By:	Calgary West Realty					

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







307, 20 DISCOVERY RIDGE CLOSE SW RECAMEAD/REMENT STANDARD- OLGANY AR MARILEVEL (AG) - 1031 55 5g FL / 55 83 m²















