



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2006**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Access:

Lot Feat:  
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **1,031**  
 Low Sqft:  
 Ttl Sqft: **1,031**

DOM

**1**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Parking

Ttl Park: **1**  
 Garage Sz:

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**  
 Int Feat: **Breakfast Bar**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>44`0" x 40`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>36`1" x 27`4"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>29`0" x 28`9"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>26`3" x 16`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>31`9" x 24`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>27`1" x 16`5"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>35`3" x 30`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>45`5" x 35`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>33`1" x 32`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>27`8" x 15`0"</b>
<b>Foyer</b>	<b>Main</b>	<b>24`4" x 22`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$563**

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

Zoning:  
**DC**

Legal Desc: **0612139**

Remarks

Pub Rmks: **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, carpet 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 bath with a soaker tub. The condo comes with a title parking stall with a full cage for storage. Vacant March 1st, a quick possession date is possible. 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**





307, 20 DISCOVERY RIDGE CLOSE SW  
MARKET VALUE: \$239,900.00  
RENTAL VALUE: \$1,300.00  
TOTAL ABOVE GRADE FMS SIZE: 1,525 SQ FT, 136 SQ YD









