



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**20 DISCOVERY RIDGE Close #519, Calgary T3H 5X4**

MLS® #: **A2191193**      Area: **Discovery Ridge**      Listing Date: **01/30/25**      List Price: **\$479,900**  
 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,Titled,Underground**

Finished Floor Area

Abv Sqft: **1,033**  
 Low Sqft:  
 Ttl Sqft: **1,033**

DOM

**2**

Layout

Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Penthouse**

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof: **Metal**  
 Heating: **Baseboard,Forced Air,Hot Water,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony,Basketball Court,BBQ gas line,Playground,Tennis Court(s)**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`10" x 9`4"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>6`0" x 4`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`10" x 8`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`6" x 10`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 10`0"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`5" x 4`8"</b>	<b>Dining Room</b>	<b>Main</b>	<b>14`4" x 8`9"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

\$563

Fee Simple

DC

Fee Freq:

Monthly

Legal Desc: 0612139

Remarks

Pub Rmks: **Experience luxury living in this stunning penthouse suite overlooking Griffith Woods Reserve, offering breathtaking forest views from every major room and direct access to scenic hiking trails. This bright and spacious unit features hardwood floors, fresh paint, and soaring 9-foot ceilings. The living room is filled with natural light from a wall of windows and centers around a beautiful gas fireplace. The kitchen is both stylish and functional, featuring stainless steel appliances, freshly painted white cabinetry, a breakfast bar, and an adjoining dining area. The primary bedroom provides a peaceful retreat with serene forest views, a walk-in closet, and a four-piece ensuite with a brand new toilet. A second spacious bedroom, a three-piece bath, and a storage room with in-suite laundry complete the layout. Recent upgrades include a new washer, dryer, fridge, dishwasher, and microwave. Additional conveniences include titled underground parking with a prime spot near the elevator and a full storage cage. The building offers fantastic amenities, including a library, gym and social room, while the Discovery Ridge Community Association provides access to a playground, soccer fields, pickleball, basketball and tennis courts, and a skating rink. Essential shopping is within the community, Westhills Shopping Centre is just 10 minutes away, and with the fully completed Ring Road, accessing the rest of the city has never been easier. This exceptional unit is a must-see!**

Inclusions: none  
Property Listed By: Real Broker

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





















