



THE
A-TEAM

**RE/MAX
FIRST**

20 DISCOVERY RIDGE Close #340, Calgary T3H 5X4

MLS® #: **A2194620** Area: **Discovery Ridge** Listing Date: **02/19/25** 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: **2006**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat:

Parkade,Stall,Underground

Finished Floor Area

Abv Sqft: **740**
 Low Sqft:
 Ttl Sqft: **740**

DOM

3

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Concrete,See Remarks,Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Breakfast Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`2" x 13`8"	Kitchen With Eating Area	Main	9`7" x 7`11"
Bedroom - Primary	Main	12`4" x 11`2"	Laundry	Main	9`5" x 5`0"
Foyer	Main	4`8" x 4`7"	Balcony	Main	10`10" x 6`5"
4pc Bathroom	Main	8`10" x 7`10"			

Legal/Tax/Financial

Condo Fee: **\$407** Title: **Fee Simple** Zoning: **DC**

Fee Freq:
Monthly

Legal Desc: **0612139**

Remarks

Pub Rmks: **Come view this 740 sq ft tastefully decorated one bedroom condo in the highly sought after Wedgewoods of Discovery. The functional kitchen with plenty of cupboards and counter space overlooks the living room with a gas fireplace and the entrance to the large deck with great views. The master bedroom has a walk in closet and is right next to the 4 pce bath with both a soaker tub and walk in shower. The laundry room doubles as a good sized storage room and included in the price is a titled underground parking stall with a cage and plenty of visitor surface parking for guests. Please note that all utilities are included in the condo fees. These concrete buildings are located right next to the Griffith Woods path system and the Elbow River. It is like living in Canmore, yet 15 minutes to downtown. The Wedgewoods has a fitness room with new equipment, a community room and the Discovery Ridge community facilities are right next to the condos. Amenities include tennis courts, a basketball court, playground, soccer fields and a winter skating rink. The newly constructed ring road gives you direct access to all quadrants of the city and you can be on your way to Banff in less than 5 minutes. Mount Royal University, Westhills and Chinook Shopping Center, the Rockyview hospital are all less than 10 minutes away.**

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









