



GRASSROOTS
REALTY GROUP

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74 Discovery Heights SW
Calgary, Alberta

MLS # A2218014



\$619,900

Division:	Discovery Ridge		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,589 sq.ft.	Age:	2000 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Environmental Reserve, Few Tre		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 526
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Cedar, Stone, Vinyl Siding, Wood Frame	Zoning:	M-G d39
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage		

Inclusions: N/A

LOCATION! Private, treed townhome adjacent to walking trails in Griffin Park Environmental Reserve and Elbow River with all the amenities of Discovery Ridge, which include tennis courts, a hockey rink and soccer field, skating rink and a shopping area. The home has over 2100 square feet of living space with 3 generous bedrooms upstairs; an ensuite and walk-in closet in the primary bedroom, plus another full bathroom. The main floor living room features a cozy gas fireplace, open kitchen and dining area. All NEW kitchen appliances plus plenty of cupboard space, an L-Shape island with eating bar and access to the deck and private, treed, back yard. Also on the main floor is an office space facing the front of the home and 1/2 bathroom and large laundry closet. Please note: the washer/dryer may be downstairs now, but can easily be moved upstairs for accessibility. Downstairs has a large developed area available for a gym, home theater etc. and has bright full sized windows to the back yard and tons of storage. Recent upgrades include brand new vinyl flooring on all three floors, a brand new refrigerator, and a range, dishwasher, and hot water tank all new within the past 3 years. The two car garage is attached with two more parking spaces outside. Easy 20 minute drive to downtown, quick access to Stoney Trail, Glenmore Trail, Sarcee Trail, and Springbank. There is a shuttle bus at 69 St. to the Westhills Recreation Centre and the LRT. The property is professionally managed and well maintained, and includes snow removal, grass cutting, landscaping and waste disposal. A quiet nature lover's neighborhood with estate homes across the street. A great home for a family or a long term investment with fabulous accessibility to all of Calgary via the 201!

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