



GRASSROOTS
REALTY GROUP

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**224, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2224063



\$325,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	744 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 375
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Granite Counters, Laminate Counters, Walk-In Closet(s)		

Inclusions: All Window Coverings As Is, Cabinet

Stylish 1-Bedroom + Den Condo in Discovery Ridge – Steps from Nature. Nestled beside Griffith Woods Park, this beautiful 1-bedroom plus den condo offers the perfect blend of urban convenience & natural beauty. Surrounded by walking paths, a playground, & lush greenery, it's an ideal retreat for nature lovers. Enjoy a bright & open floor plan featuring granite & laminate counters, stainless steel appliances, & durable laminate flooring throughout. The spacious living area is anchored by large picture windows & a cozy gas fireplace, filling the space with natural light. The den is perfect for a home office or guest space. You'll love the huge bathroom, complete with a separate soaker tub & walk-in shower. You'll love the West-facing balcony for evening sunsets. Additional features include: in-suite laundry, titled underground parking, storage locker, fitness facility in the same building, easy access to Stoney Trail, Glenmore Trail, & Sarcee Trail. Don't miss this opportunity to live in one of Calgary's most sought-after communities with all the amenities & nature at your doorstep!