



GRASSROOTS
REALTY GROUP

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**110, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2228108



\$514,900

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,320 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 744
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC(pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to Discovery Ridge: Your Ideal Home Awaits! Discover the perfect blend of comfort and convenience in this beautifully maintained 2-BEDROOMS, 2-FULL BATHROOM , 2 HEATED PARKING nestled in the heart of Discovery Ridge. ALL UTILITIES INCLUDED IN THE CONDO FEES AS WELL! (Heat, water and electricity.) With an abundance of windows, this corner unit is bathed in natural light, creating a warm and inviting atmosphere that's perfect for making lasting memories. Enjoy a seamless flow between living, dining, and kitchen areas, ideal for entertaining or relaxing after a long day. Backing onto the serene Griffith Woods Park, you'll have nature at your doorstep, providing a peaceful retreat right outside your window. With two heated underground parking stalls, you can say goodbye to scraping ice off your car during those chilly winter months. Don't miss the opportunity to call this charming unit your home. Schedule a viewing today to fully appreciate all that it has to offer!