



GRASSROOTS
REALTY GROUP

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**240, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2253616



\$315,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	742 sq.ft.	Age:	2003 (22 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: none

Come check out this beautiful one bedroom one bath condo in the Wedgewood's of Discovery Ridge. This spacious unit has a modern kitchen with stainless steel appliances, laminate floors throughout, walk in closet, in suite laundry/storage room and a spacious 4 piece bathroom with shower and soaker tub. The private balcony has gas for outdoor grilling. Monthly condo fees include everything including electricity, gas and heat. This well managed concrete building is neighboring Griffith Park has heated underground parking # 981, social room and fitness room with newly updated equipment. Steps away from community association outdoor hockey rink with tennis courts and plenty of walking paths. With the completion of the new ring road you have great access to plenty of shopping, schools and restaurants.