



**GRASSROOTS**  
REALTY GROUP

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**202, 10 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2256919**



**\$319,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Discovery Ridge                    |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 743 sq.ft.                         | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall, Underground                 |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

**Heating:** Baseboard, Boiler, Natural Gas, Zoned

**Floors:** Ceramic Tile, Hardwood

**Roof:** -

**Basement:** -

**Exterior:** Mixed

**Foundation:** -

**Features:** Bookcases, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 407

**LLD:** -

**Zoning:** DC (pre 1P2007)

**Utilities:** -

**Inclusions:** N/A

Welcome to your new sanctuary in the heart of Discovery Ridge! It's hard to believe you're still in the city when you're surrounded by the tranquility of Griffith Woods. This beautifully appointed one bedroom, one bathroom condo in the sought after Wedgewoods offers the perfect blend of comfort, style, and convenience. Inside, you'll find an open concept living space filled with natural light, 9 ft ceilings, featuring warm tones and tasteful finishes throughout with hardwood floors and a soothing gas fireplace. The kitchen is both stylish and functional, with sleek stainless steel appliances, ample counter space, and a breakfast bar ideal for everyday living or hosting friends. The primary bedroom provides a peaceful retreat with generous Walk-in closet space, while the spacious bathroom showcases contemporary fixtures and a soothing palette. Additional highlights include in suite laundry, great storage, and a titled parking stall. Step out onto your private balcony to enjoy serene sunny NW views perfect for your morning coffee or evening relaxation. Life at the Wedgewoods extends beyond your door with access to a fitness centre and social room on the main floor. The pet friendly building (with board approval) makes it a great fit for animal lovers. Best of all, your condo fees include all utilities even electricity! Set in the desirable community of Discovery Ridge, you'll love being just steps from the endless pathways of Griffith Woods Park, while still enjoying quick access to major roadways, schools, and amenities. This is more than a condo, it's a lifestyle. Don't miss the chance to make this lovely home yours. Schedule a showing today and experience the best of nature and city living combined!