



GRASSROOTS
REALTY GROUP

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**518, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2261593



\$307,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	791 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric
Floors:	Carpet, Ceramic Tile
Roof:	-
Basement:	-
Exterior:	Concrete
Foundation:	Poured Concrete
Features:	Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 375
LLD:	-
Zoning:	DC (pre 1P2007)
Utilities:	-

Inclusions: Call Seller Directly

Click brochure link for more details. 1 Brdm + Den (bigger than other 1 Bdrms, Bldr. Size of 790 sqft) in Bldg 30 on sought-after TOP FLOOR! No neighbour on one side* (*i.e. MORE QUIET). Partial tree view from balcony. East facing (*not towards parking lot or street). Open floor plan, brown stained maple kitchen cabinets w/ raised eating bar in matching color, ceramic top stove, fridge w/chilled/filtered water dispenser, dishwasher, all in S.S. Spacious living room w/ large windows, stone faced gas fireplace, nice balcony. Nice bathroom w/ stand alone shower and big soaking tub. Good size bdrm w/ walk-in closet. Laundry closet w/ stacked Washer & Dryer. Enjoy the great outdoors at Griffith Woods Reserve. Easy access to DT, Mt Royal College, Westhills mall, Westside Rec. centre. Parking: 1 TITLED stall (underground, heated) very well located. Bldg#30 has Rec. room w/ billiard, and Gym room. Condo Fees: \$375/mth. includes Heating, Water, Electricity, Underground parking, BBQ Gas, Garbage, Bldg maintenance, landscaping and snow removal. The Wedgewoods is a Pet Friendly Community.