

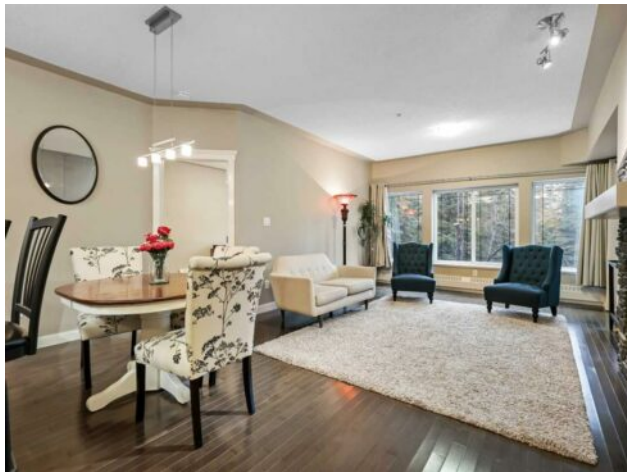


**GRASSROOTS**  
REALTY GROUP

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**313, 20 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2273000**



**\$459,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Parkade, Secured, See Remarks, Stal		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Fireplace Insert, Fireplace(s), Hot Water, Natural Gas, See Remarks, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Laminate Counters, Recreation Facilities, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

This updated 2-bedroom, 2-bath condo apartment comes with heated underground parking and unbeatable views of Griffith Woods &mdash; a daily reminder that you're living in one of the city's most peaceful, nature-rich communities. Inside, you're welcomed by 9-ft ceilings and a bright, open layout framed by floor-to-ceiling forest views. Rich hardwood floors lead you into a warm and inviting living area complete with a gas fireplace. The upgraded kitchen features stainless steel appliances, stylish cabinetry, and plenty of prep space for cooking and entertaining. The primary bedroom has room for a king bed, a generous walk-in closet, and a private 4-piece ensuite. The second bedroom is ideal for guests, or a home office.. Plus, you get a 3 piece bathroom and a large in-suite laundry room with extra storage. At the Wedgewoods, your monthly condo fee includes heat and electricity, making budgeting effortless. You'll also enjoy access to the fitness centre and community room located in Building 30. These concrete buildings offer exceptional soundproofing and durability, setting them apart from most complexes in the city. What truly makes this home special is its location. Backing directly onto the 93-acre Griffith Woods park, the Wedgewoods provides a private, Canmore-like oasis without leaving Calgary. Yet convenience is never sacrificed &mdash; Discovery Ridge offers quick access to shopping, schools, and transit. Mount Royal University and Rockyview Hospital are less than 10 minutes away, and with the new Calgary Ring Road now complete, getting anywhere in the city is incredibly easy. Right behind the complex, you'll find tennis courts, playgrounds, soccer fields, skating rinks, and more &mdash; a full community hub at your doorstep.

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