

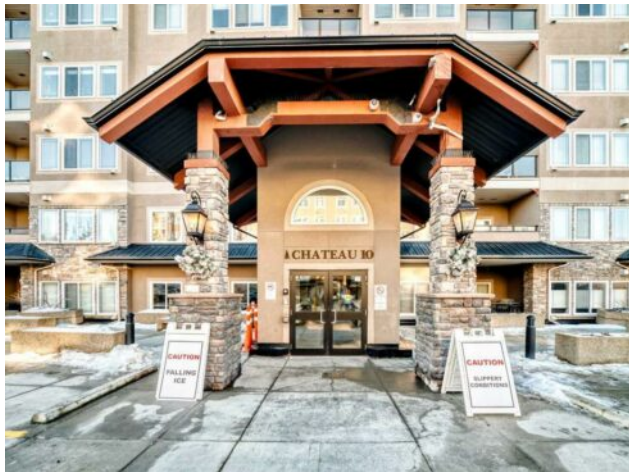


GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

213, 10 DISCOVERY RIDGE Close SW
Calgary, Alberta

MLS # A2275245



\$450,000

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Discovery Ridge | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 1,031 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|---------------|
| Heating: | Hot Water | Water: | - |
| Floors: | Carpet, Ceramic Tile | Sewer: | - |
| Roof: | Flat Torch Membrane | Condo Fee: | \$ 583 |
| Basement: | None | LLD: | - |
| Exterior: | Concrete, Metal Frame, Stone, Stucco | Zoning: | DC(Pre 1P2007 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s) | | |

Inclusions: N/A

"CHATEAU 10" the WEDGEWOODS! SPACIOUS MODERN TWO BEDROOM SUITE ALONG GRIFFITH WOODS PARK OFFERING BREATHTAKING VIEWS FROM EVERY WINDOW...GIVES THE FEEL YOU'RE LIVING IN BANFF OR CANMORE! GAS FIREPLACE IN LIVING ROOM, 9' CEILINGS, GOURMET KITCHEN WITH BREAKFAST BAR, COVERED BALCONY WITH GAS HOOKUP ALSO FACES THE FOREST. LARGE ENSUITE WITH SOAKER TUB AND SEPARATE SHOWER. TITLED HEATED INDOOR PARKING WITH STORAGE CAGE IN FRONT OF STALL. ENJOY THE FULLY EQUIPPED GYM, PARTY ROOM WITH POOL TABLE. WELL RUN SELF MANAGED COMPLEX. LOW MAINTENANCE FEE (582.51) INCLUDES ALL UTILITIES INCLUDING ELECTRICITY. IMPRESSIVE LOBBY. NEARBY CHALET STYLE SHOPS AND PARKS. WHAT A BEAUTIFUL WAY TO LIVE!