



GRASSROOTS
REALTY GROUP

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**114, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2276590



\$399,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	865 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Gated, Guest, Heated Garage, Parking Pad, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Treed		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	\$ 453
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Elevator, Granite Counters, Recessed Lighting, Storage		

Inclusions: 2 fobs

An executive tree house in the city - like living in Banff! A rare find - this spacious 865 sq ft one bedroom plus den in a concrete building is perfect for the outdoor enthusiast who loves to hike through the tranquil Griffith Woods (93 hectare nature park) along the Elbow River. Lovely updates - recessed lighting, white kitchen, granite countertops, stone fireplace with large mantle, covered balcony with a gas hook up for the BBQ. The Wedgewoods Fitness Centre is right across the hall. Private. Close to the mountains, amenities and 15 minutes to downtown. Well run complex.