

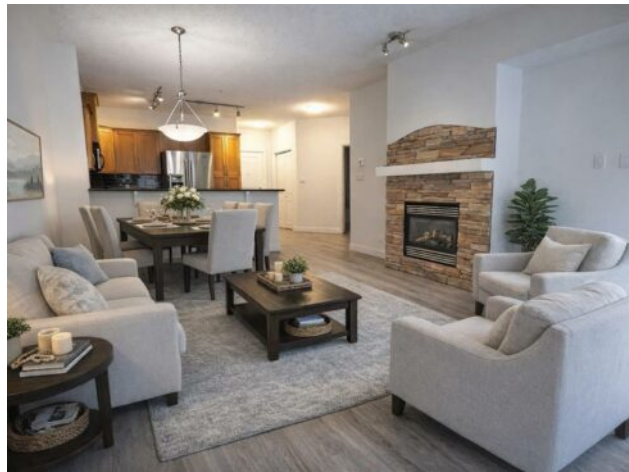


GRASSROOTS
REALTY GROUP

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**201, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2282388



\$325,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	747 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Owned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 406
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Recreation Facilities, Soaking Tub		
Inclusions:	none		

LOW FEES! We are offering a spacious freshly remodeled one bedroom one bath condo in the Wedgewood's of Discovery Ridge. This bright well maintained unit has a modern kitchen with stainless steel appliances, induction range, LVP (Luxury Vinyl Plank) floors throughout, walk in closet, in suite laundry/storage room and a spacious 4 piece bathroom with shower and soaker tub. The private balcony has gas for outdoor grilling. Monthly condo fees include everything INCLUDING electricity, gas and heat. This well managed concrete, fully sprinklered building is neighboring Griffith Park, has heated underground parking, social room and fitness room with newly updated equipment. Steps away from community association outdoor hockey rink with tennis courts and plenty of walking paths. With the completion of the new ring road you have great access to plenty of shopping, schools and restaurants.