



**101, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2294771



\$309,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	736 sq.ft.	Age:	2006 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Tucked away in the upscale neighbourhood of Discovery Ridge, this beautifully updated 1-bedroom condo has so much to offer. With an open concept design, 9 foot ceilings, and new laminate and tile flooring (2024), this spacious unit exudes a welcoming feeling for both relaxation and entertaining. The gourmet kitchen has plenty of cabinet space, a breakfast bar, and features stainless steel appliances. West-facing windows shower the living and dining space with warm, natural light, while a gas fireplace brings an element of coziness. Head into the serene bedroom, which easily fits a king-size bed and is complete with a generous walk-in closet. A lovely soaker tub and rain shower are perfect options for unwinding at the end of the day. This unit has an updated in-suite washer & dryer (2022), a large storage room, and comes with 1 titled underground parking spot. Nestled along Griffith Woods Park, nature enthusiasts can easily enjoy the outdoors every day. Urban amenities and the Discovery Ridge Community Association are within walking distance, with tennis courts, soccer fields, a skating rink, basketball courts, and a playground nearby. The Wedgewoods is a quiet, well-managed residential complex with an active social community and excellent amenities including a full fitness centre, visitor parking, and residents' games room. On top of that, condo fees cover all utilities! Come see this amazing place in person, book a private showing today!