



**409, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2150266



\$535,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,303 sq.ft.	Age:	2007 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Newly renovated! Featuring new laminate flooring, quartz countertops, fresh paint, and more. New Zebra blinds will be installed for all windows before possession. Discover your dream home in The Wedgewoods at Discovery Ridge! This stunning corner end unit offers unparalleled views of the park from a private north-facing balcony, complete with a gas hookup for summer BBQs. The open floor plan includes a cozy stone-faced gas fireplace, a functional kitchen with a breakfast bar, and two spacious bedrooms. The bright primary bedroom boasts large bay windows, a 4-piece ensuite bathroom, and a walk-in closet, while the second bedroom and additional 3-piece bathroom provide perfect accommodations for guests. This pet-friendly, all-ages complex offers fantastic amenities including a fitness center, a games room with a pool table, and social event spaces ideal for special occasions. You'll also enjoy the convenience of in-suite laundry and an included underground parking stall. Plus, the condo fees cover all utilities – heat, water, sewer, and electricity – for worry-free living. Immerse yourself in the natural beauty reminiscent of Banff and Canmore, and make this welcoming community your new home today!