



**504, 20 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2177064



\$544,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,312 sq.ft.	Age:	2006 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Heated Garage, Off Street, Owned, Parkade, Secured, St		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fireplace(s), Hot Water, Natural Gas	Water:	-
Floors:	Laminate, See Remarks, Tile	Sewer:	-
Roof:	Flat, Membrane	Condo Fee:	\$ 688
Basement:	-	LLD:	-
Exterior:	Concrete, See Remarks, Stone, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Elevator, See Remarks, Soaking Tub, Storage		
Inclusions:	N/A		

Rarely do these large 1312 sq ft Penthouse corner units come on the market! With south and west exposures, this 2 bedroom, 2 bath condo is one of the few floor plans with a good sized, separate dining room. The master bedroom with an ensuite bath is absolutely huge! Located close to the south elevator this spacious condo has hardwood floors in the LR/DR and carpets in the bedrooms. Please note that condo fees include all utilities, including lights. There is a titled underground parking stall and for convenience, in the winter you can get to the gym, located in the 30 building, without going outdoors. Backing on to Griffith Woods this condo has its own wildlife sanctuary with deer roaming throughout the 93 acre protected reserve area located by the Elbow River. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area which is less than 15 minutes to downtown with easy access to shopping, schools and city transit. Mount Royal University and the Rockyview Hospital are less than 10 minutes away. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court & all maintained by the Discovery Ridge Community Association.