



**236, 10 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2178665



\$469,000

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,015 sq.ft.	Age:	2005 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 563
Basement:	-	LLD:	-
Exterior:	Metal Frame, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: Window Coverings, Remote Control for Blinds, Unit Key/s, Mailbox Key/s, FOB/s, TV & Bracket

This is the one! Meticulously updated and maintained 2 bedroom, 2 bathroom unit in one of the most prestigious and beautiful condominium communities in Calgary. All primary utilities are included in the condo fee of this 1,015sf stunner. You'll want for nothing, starting with a substantially upgraded kitchen, complete with full-height cabinets with glass inserts meeting 9' ceilings, granite countertops and breakfast bar, under mounted Silgranit sink, newer stainless appliances including an induction stove, fridge w/ water dispenser and ice, and a new dishwasher and microwave/hood fan. The home also features newer high-end engineered hardwood floors, custom living room blinds on a remote control, a natural-edge stone fireplace on it's own thermostat, plus a brand new paint job! Also included is a newer washer and dryer in a dedicated laundry room plus an underground parking stall ideally located near the elevator. The condominium amenities include a well appointed fitness room and party room and the complex sits adjacent to tennis, mini-tennis, and pickleball courts, a boarded skating rink and a soccer field. The area also showcases some of Calgary's best walking paths with breathtaking wildlife. A Premier Location, LOW Condo Fees, 10/10 Pride in Ownership...it checks all the boxes. Book your private showing today.