



GRASSROOTS
REALTY GROUP

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307, 20 Discovery Ridge Close SW
Calgary, Alberta

MLS # A2188327



\$454,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	1,031 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Boiler, Hot Water, Natural Gas, See Remarks

Water: -

Floors: Carpet, Laminate, Tile

Sewer: -

Roof: -

Condo Fee: \$ 563

Basement: -

LLD: -

Exterior: Composite Siding, Concrete, Metal Frame, See Remarks, Stone, Stucco

Zoning: DC

Foundation: -

Utilities: -

Features: Breakfast Bar

Inclusions: N/A

With south facing exposure into Griffith Woods, 307 is one of the best locations in the Wedgewoods. This 1031 sq ft 2 bedroom, 2 bath condo has laminate, carpet and tile floors as well as a knock down stucco ceiling, an upgrade in the Wedgewoods. The master bedroom has a spacious walk in closet and a large ensuite bath with a soaker tub. The condo comes with a title parking stall with a full cage for storage. Vacant March 1st, a quick possession date is possible. Please note that electricity as well as all other utilities are included in the condo fees! 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 with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. 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.