



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**222, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2211590



\$479,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,306 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	-
Exterior:	Concrete
Foundation:	-
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 650
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Located in the heart of Discovery Ridge, this spacious CORNER UNIT 1,300 sq.ft. two -bedroom, two bathroom condo seamlessly blends nature with urban convenience. Overlooking Griffin Woods, it offers a tree filled backdrop, creating a private retreat for nature lovers. Its west facing orientation ensures an abundance of natural light throughout the day. This condo has its own wildlife sanctuary throughout the 93 acre protected reserve area located by the Elbow River. A hiker's paradise, you are just minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit.