

# \$315,000 - 240, 20 Discovery Ridge Close Sw, Calgary

MLS® #A2253616

## \$315,000

1 Bedroom, 1.00 Bathroom, 742 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Come check out this beautiful one bedroom one bath condo in the Wedgewood's of Discovery Ridge. This spacious unit has a modern kitchen with stainless steel appliances, laminate floors throughout, walk in closet, in suite laundry/storage room and a spacious 4 piece bathroom with shower and soaker tub. The private balcony has gas for outdoor grilling. Monthly condo fees include everything including electricity, gas and heat. This well managed concrete building is neighboring Griffith Park has heated underground parking # 981, social room and fitness room with newly updated equipment. Steps away from community association outdoor hockey rink with tennis courts and plenty of walking paths. With the completion of the new ring road you have great access to plenty of shopping, schools and restaurants.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2253616  |
| Price          | \$315,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 742       |
| Acres          | 0.00      |
| Year Built     | 2003      |



|          |                   |
|----------|-------------------|
| Type     | Residential       |
| Sub-Type | Apartment         |
| Style    | Single Level Unit |
| Status   | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 240, 20 Discovery Ridge Close Sw |
| Subdivision | Discovery Ridge                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5X4                          |

### Amenities

|                |                                                                                                                    |
|----------------|--------------------------------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Park, Parking, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                  |
| Parking        | Heated Garage, Owned, Underground                                                                                  |

### Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Hot Water                                                                                     |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Gas                                                                                           |
| # of Stories      | 5                                                                                             |

### Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Concrete, Stucco      |
| Foundation        | Poured Concrete       |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 47                  |
| Zoning         | DC                  |

|                |     |
|----------------|-----|
| HOA Fees       | 325 |
| HOA Fees Freq. | ANN |

## **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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