

102, 10 Discovery Ridge Close SW
Calgary, Alberta
MLS # A2235905

\$309,000

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Concrete, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Ceiling fans and garage door opener

Introducing 102 10 Discovery Ridge Close SW – a fantastic opportunity to own a stylish and conveniently located condo in the highly sought-after community of Discovery Ridge. Nestled in the charming Wedgewood's building, this main-floor one-bedroom, one-bathroom unit offers a perfect blend of comfort, modern upgrades, and natural beauty. Step inside to find a spacious and thoughtfully designed layout featuring newer granite kitchen countertops, a newer fridge, dishwasher, and custom blinds—upgrades that add both style and functionality. The condo includes a titled underground parking stall, making parking a breeze. Best of all, electricity and all utilities are included in the low condo fee, making budgeting simple. Built with concrete, this building offers excellent soundproofing, providing a quiet and restful living experience. Backing onto Griffith Woods, the unit is part of a wildlife sanctuary with deer roaming across the 93-acre protected reserve by the Elbow River—a true nature lover's paradise. For outdoor enthusiasts, the Elbow River pathway system is just a three-minute walk away, perfect for hiking, biking, or a scenic stroll. This pet-friendly building welcomes pets with no size restrictions, provided they undergo a behavioural assessment by the board. It's an ideal environment for animal lovers seeking a community that welcomes everyone. Located close to city transit, you're only 15 minutes from downtown Calgary and five minutes from the West Hills shopping district, offering a wide range of shopping, dining, and entertainment options. The Discovery Ridge community area provides a wealth of amenities, including a children's playground, tennis courts, soccer fields, skating and hockey rink, and basketball courts—all maintained by the Discovery Ridge Community Association.

Enjoy full access to the fitness centre and entertainment room, perfect for relaxing with a book or playing pool with friends. Additional features include an in-suite laundry room and ample storage, making this thoughtfully laid-out floor plan a perfect place to call home. Don't miss your chance to enjoy this incredible property in a vibrant, nature-inspired community!