

**332, 10 Discovery Ridge Close SW**  
**Calgary, Alberta**

**MLS # A2262293**



**\$525,000**

|                  |                                                                             |               |                   |
|------------------|-----------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Discovery Ridge                                                             |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                                          |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                 |               |                   |
| <b>Size:</b>     | 1,317 sq.ft.                                                                | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 2                                                                           | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Off Street, Parkade, Secured, See Remarks, Stall, Titled, Un |               |                   |
| <b>Lot Size:</b> | -                                                                           |               |                   |
| <b>Lot Feat:</b> | -                                                                           |               |                   |

|                    |                                                                                                    |                   |                 |
|--------------------|----------------------------------------------------------------------------------------------------|-------------------|-----------------|
| <b>Heating:</b>    | Baseboard, Boiler, Fireplace Insert, Hot Water, Natural Gas                                        | <b>Water:</b>     | -               |
| <b>Floors:</b>     | Carpet, Laminate, See Remarks, Tile                                                                | <b>Sewer:</b>     | -               |
| <b>Roof:</b>       | Flat, Membrane                                                                                     | <b>Condo Fee:</b> | \$ 712          |
| <b>Basement:</b>   | -                                                                                                  | <b>LLD:</b>       | -               |
| <b>Exterior:</b>   | See Remarks, Stone, Stucco                                                                         | <b>Zoning:</b>    | DC (pre 1P2007) |
| <b>Foundation:</b> | -                                                                                                  | <b>Utilities:</b> | -               |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Recreation Facilities, Storage |                   |                 |

**Inclusions:** Window A/C unit negotiable

One of the prime locations in the Wedgewoods! This 1317 square foot corner end unit looks directly south and east into Griffith Woods. Vacant and easy to show this 2 bedroom, 2 bath condo has granite countertops, extended kitchen cabinets to the ceiling with a custom wine rack, laminate floors and built in closet organizers in the master bedroom. The Wedgewoods are 3 concrete buildings with a gym and community room in Building 30, titled underground parking as well as plenty of visitor parking at ground level. This condo's parking stall has a full wire cage for storage. 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 &ndash; all maintained by the Discovery Ridge Community Association.