# \$318,500 - 218, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2207348

## \$318,500

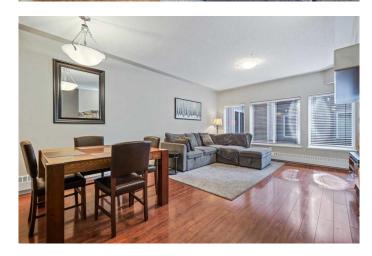
1 Bedroom, 1.00 Bathroom, 792 sqft Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

This is a unique 1 bedroom plus den, 792 sq ft condo is located in the 30 building, part of a concrete set of buildings surrounded by trees. The large living room has laminate floors running through the condo and into the office. The bedroom is carpet with a good sized walk in closet. Please note that all utilities, including lights, are included in the condo fee. The condo comes with one underground titled parking stall. 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 â€" all maintained by the Discovery Ridge Community Association.







Built in 2007

## **Essential Information**

MLS® # A2207348

Price \$318,500

Bedrooms

Bathrooms 1.00

Full Baths 1

Square Footage 792

Acres 0.00

Year Built 2007

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 218, 30 Discovery Ridge Close Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 5X5

#### **Amenities**

Amenities Elevator(s), Fitness Center, Parking, Party Room, Recreation Facilities,

Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle

Storage

Parking Spaces 1

Parking Parkade, Stall, Underground

## Interior

Interior Features Breakfast Bar, Elevator

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave

Hood Fan, Refrigerator, Washer/Dryer

Heating Hot Water

Cooling None
Fireplace Yes
# of Fireplaces 1
Fireplaces Gas

# of Stories 6

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Stucco

### **Additional Information**

Date Listed April 6th, 2025

Days on Market 77

Zoning DC

HOA Fees 325

HOA Fees Freq. ANN

# **Listing Details**

Listing Office Calgary West Realty

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