

# \$534,900 - 110, 20 Discovery Ridge Close Sw, Calgary

MLS® #A2228108

**\$534,900**

2 Bedroom, 2.00 Bathroom, 1,320 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Welcome to Discovery Ridge:

Your Ideal Home Awaits! Discover the perfect blend of comfort and convenience in this beautifully maintained 2-BEDROOMS, 2-FULL BATHROOM , 2 HEATED PARKING nestled in the heart of Discovery Ridge. ALL UTILITIES INCLUDED IN THE CONDO FEES AS WELL! (Heat, water and electricity.) With an abundance of windows, this corner unit is bathed in natural light, creating a warm and inviting atmosphere thatâ€™s perfect for making lasting memories. Enjoy a seamless flow between living, dining, and kitchen areas, ideal for entertaining or relaxing after a long day. Backing onto the serene Griffith Woods Park, youâ€™ll have nature at your doorstep, providing a peaceful retreat right outside your window. With two heated underground parking stalls, you can say goodbye to scraping ice off your car during those chilly winter months.

Donâ€™t miss the opportunity to call this charming unit your home. Schedule a viewing today to fully appreciate all that it has to offer!

Built in 2006

## Essential Information

MLS® # A2228108

Price \$534,900

Bedrooms 2



|                |                   |
|----------------|-------------------|
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,320             |
| Acres          | 0.00              |
| Year Built     | 2006              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 110, 20 Discovery Ridge Close Sw |
| Subdivision | Discovery Ridge                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5X4                          |

### Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Visitor Parking |
| Parking Spaces | 2                                                     |
| Parking        | Parkade, Underground                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | None                                                                                         |
| Fireplace         | Yes                                                                                          |
| # of Fireplaces   | 1                                                                                            |
| Fireplaces        | Gas                                                                                          |
| # of Stories      | 4                                                                                            |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Concrete, Stone, Stucco |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 6th, 2025 |
| Days on Market | 58             |
| Zoning         | DC(pre 1P2007) |
| HOA Fees       | 325            |
| HOA Fees Freq. | ANN            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.