

**410, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2183670



\$420,000

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|------------------|-------------------------------------|---------------|-------------------|
| Division: | Discovery Ridge | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment | | |
| Size: | 923 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Parkade, Stall, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Boiler, Fireplace(s), Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Metal | Condo Fee: | \$ 469 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, No Smoking Home, Storage, Walk-In Closet(s) | | |

Inclusions: Tv Wall Mounts

Nestled in the heart of Griffith Woods, this stunning 2-bedroom condo offers a peaceful retreat surrounded by nature. Next to the sights and sounds of the 93-acre wildlife sanctuary this location is an oasis for hikers, bikers, and nature lovers alike. Inside, you'll find an open, inviting space with modern finishes and thoughtful details. The kitchen features stainless steel appliances, and a sit-up breakfast bar—perfect for morning coffee or hosting friends. The living room, anchored by a cozy gas fireplace, offers a warm ambiance and opens to private balcony where you can unwind. Both bedrooms are generously sized, with the primary featuring a walk-in closet large enough for a king-sized bed. Additional conveniences include in-suite laundry, a titled underground parking stall, and extra storage—ideal for keeping your gear organized. The Wedgewoods is a well-managed concrete complex with fantastic amenities, including a fitness centre and ample visitor parking. Located just steps from the Elbow River pathway system, you're minutes from serene walking trails while still enjoying quick access to the city. With Discovery Ridge's community playground, tennis courts, soccer fields, skating rink, and more just around the corner, there's truly something for everyone. Enjoy a quiet, connected lifestyle with shopping, schools, and Mount Royal University only a short drive away. Plus, the recently completed Calgary Ring Road ensures smooth access to all parts of the city. This is more than just a condo—it's a lifestyle. Don't miss the opportunity to call this incredible unit home. Book your private showing today!