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218, 30 Discovery Ridge Close SW  
Calgary, Alberta

MLS # A2236583



**\$289,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	789 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 376
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** N/A

1 BEDROOM PLUS DEN | ELECTRICITY INCLUDED | CONCRETE BUILDING | GYM | TITLED UNDERGROUND PARKING | IN-SUITE LAUNDRY | Welcome to your urban retreat nestled in nature! Designed with a luxurious resort feel, this beautiful complex features a striking stucco and timber exterior, framed by towering 50' spruce trees in Griffith Park—giving you the feeling of arriving at a Canmore lodge. This spacious 1-bedroom plus DEN unit offers unbeatable value. The open-concept kitchen is ideal for entertaining, complete with an eat-up bar and a seamless flow into the living and dining area, where you'll find 3 generous windows and a cozy river rock-faced gas fireplace. Step out onto your private balcony overlooking the towering spruce trees, equipped with a gas line for barbecuing. The generously sized primary bedroom easily accommodates a king-size bed and includes a walk-in closet. The luxurious bathroom features both a deep soaker tub and a walk-in glass shower. Enjoy the peace and quiet of concrete construction, along with the convenience of in-suite laundry, titled underground parking (with the option to add a storage cage), and excellent building amenities including a fully equipped gym, social room, bicycle storage, and abundant visitor parking. Nature lovers will appreciate being steps from Griffith Woods Park—a 93-hectare natural environment park along the Elbow River with extensive paved and unpaved trails. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, and basketball court. Located within walking distance to transit, a Nearby CHALET STYLE shops include a CAFE, DONUT SHOP, PHARMACY, WINE & SPIRITS, & RESTAURANTS and quick access to Stoney Trail, this home truly offers the

best of both convenience and tranquillity.