



## 30 Discovery Ridge Close Calgary Alberta

\$429,900

This 2 bedroom, 2 bath condo is larger than the standard 2 bedroom in the Wedgewoods at 1172 square feet. Located just across from the elevator, this spacious condo has hardwood floors in the Living room/Dining room, cork floors in both bedrooms and newer appliances in the kitchen, which has a granite counter top. The gym and community rooms are located in building 30. The titled parking stall has a full cage. Because of the concrete construction, there is less sound travel between units, a huge plus in condo apartment living. The already reasonable condo fees include all utilities, including electricity. 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 which is less than 15 minutes to downtown with easy access to shopping, schools and city transit. Mount Royal University and the Rockyview Hospital are less than 10 minutes away. 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 - all maintained by the Discovery Ridge Community Association. (id:6769)

Living room 18.00 Ft x 13.50 Ft

Dining room 9.50 Ft x 8.00 Ft

Kitchen 12.00 Ft x 8.92 Ft

Primary Bedroom 15.92 Ft x 10.92 Ft

Other 8.00 Ft x 5.00 Ft

4pc Bathroom 10.67 Ft x 8.92 Ft

Bedroom 12.08 Ft x 11.50 Ft

3pc Bathroom 8.92 Ft x 5.83 Ft

Laundry room 8.25 Ft x 5.58 Ft

Foyer 8.00 Ft x 4.50 Ft

Other 10.17 Ft x 7.50 Ft

Listing Presented By:



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