



## 10 Discovery Ridge Close Calgary Alberta

\$309,000

Introducing 102 10 Discovery Ridge Close SW - a fantastic opportunity to own a stylish and conveniently located condo in the highly sought-after community of Discovery Ridge. Nestled in the charming Wedgewood's building, this main-floor one-bedroom, one-bathroom unit offers a perfect blend of comfort, modern upgrades, and natural beauty. Step inside to find a spacious and thoughtfully designed layout featuring newer granite kitchen countertops, a newer fridge, dishwasher, and custom blinds—upgrades that add both style and functionality. The condo includes a titled underground parking stall with an additional storage cage, making parking and storage a breeze. Best of all, electricity and all utilities are included in the low condo fee, making budgeting simple. Built with concrete, this building offers excellent soundproofing, providing a quiet and restful living experience. Backing onto Griffith Woods, the unit is part of a wildlife sanctuary with deer roaming across the 93-acre protected reserve by the Elbow River—a true nature lover's paradise. For outdoor enthusiasts, the Elbow River pathway system is just a three-minute walk away, perfect for hiking, biking, or a scenic stroll. This pet-friendly building welcomes pets with no size restrictions, provided they undergo a behavioural assessment by the board. It's an ideal environment for animal lovers seeking a community that welcomes everyone. Located close to city transit, you're only 15 minutes from downtown Calgary and five minutes from the West Hills shopping district, offering a wide range of shopping, dining, and entertainment options. The Discovery Ridge community area provides a wealth of amenities, including a children's playground, tennis courts, soccer fields, skating and hockey rink, and basketball courts—all maintained by the Discovery Ridge Community Association. Enjoy full access to the fitness centre...

Foyer 9.58 Ft x 14.17 Ft

Laundry room 9.50 Ft x 5.25 Ft

Kitchen 9.92 Ft x 9.58 Ft

Living room 13.83 Ft x 17.75 Ft

Primary Bedroom 11.25 Ft x 12.17 Ft

Other 5.67 Ft x 4.00 Ft

4pc Bathroom 9.75 Ft x 10.17 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Bamber Realty LTD.

<http://davegreenwood.net/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)