



## 30 Discovery Ridge Close Calgary Alberta

\$469,000

UNBEATABLE VALUE in Discovery Ridge! This spacious 1,199 sqft, one-level condo backs onto the lush Griffith Woods, offering a tranquil, tree-filled environment perfect for nature lovers. Although listed as unit 203, this gem is located on the THIRD floor, this stunning southwest-facing condo is bathed in abundant natural light, creating a warm and inviting atmosphere throughout the day. The exceptional floor plan features two bedrooms thoughtfully placed on opposite sides for added privacy. Recent upgrades include laminate flooring, quartz countertops, all-new faucets, and a state-of-the-art LG washer and dryer, adding a touch of modern elegance. This home has NO carpet for easy maintenance and has been professionally cleaned to ensure it's move-in ready. Enjoy ample visitor parking and convenience with the unit positioned close to the elevator and just one floor above the gym. The condo also features two spacious bedrooms and two bathrooms, providing ample space for comfort and privacy. Relax on the large private balcony, surrounded by nature's beauty, or take advantage of nearby parks such as Griffith Woods Park, Discovery Heights Pond, and Elizeh Park. Stoney Trail is conveniently close by, providing easy access to the city's major routes. Prestigious private schools like Rundle Academy and Webber are in the vicinity, with Ernest Manning High School just 4.6 km away. For shopping and entertainment, Chinook Mall and Signal Hill Shopping Center are nearby. The Discovery Ridge community offers fantastic recreational amenities, including a children's playground, basketball court, hockey rink, soccer fields, tennis courts, and a skating rink. With all utilities included in the condo fee, including gas, heat, and water, you'll enjoy unmatched convenience and peace of mind. Don't miss this incredible opportunity to own a piece of paradise in one of Calgary's safest comm...

3pc Bathroom 5.92 Ft x 8.83 Ft

4pc Bathroom 11.50 Ft x 13.42 Ft

Bedroom 11.58 Ft x 15.17 Ft

Dining room 14.42 Ft x 11.42 Ft

Foyer 12.67 Ft x 5.67 Ft

Kitchen 13.58 Ft x 11.50 Ft

Living room 13.58 Ft x 14.33 Ft

Primary Bedroom 10.83 Ft x 25.83 Ft

Listing Presented By:



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