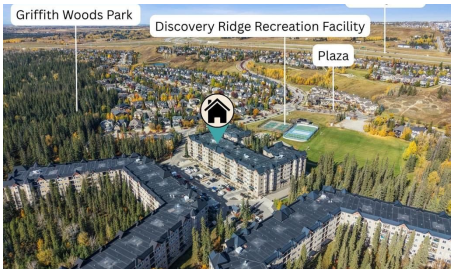
103 30 Discovery Ridge Close SW

Calgary | Active | MLS® A2351111

$429,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2007**	**1,192.8 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Broker

A closer look

Refined Living. Exceptional Space. An Extraordinary Discovery Ridge Lifestyle. Discover the perfect balance of comfort, sophistication, and effortless condo living in the highly desirable community of Discovery Ridge. Beautifully renovated and thoughtfully designed, this spacious 2-bedroom, 2-bathroom residence offers nearly 1,200 square feet of open-concept living, impressive 9-foot ceilings, and an exceptional opportunity to enjoy a more carefree lifestyle without compromising on space or style. From the moment you enter, you'll appreciate the bright, refreshed interior and extensive upgrades that make this home feel both inviting and refined. Beautiful new 7.5-inch luxury vinyl plank flooring flows throughout, complemented by fresh professional paint, recently refinished cabinetry, and updated fixtures. The well-appointed kitchen features granite countertops, a newer stainless steel refrigerator and range, a newer dishwasher, and a microwave hood fan. The open-concept layout connects the kitchen, dining, and living areas, creating an inviting environment for everyday comfort and entertaining. The generous living room is filled with natural light from expansive windows, while a striking stone-faced gas fireplace provides a warm and welcoming focal point. Step outside to your covered balcony, complete with a natural gas hookup, and enjoy an inviting extension of your living space for morning coffee, outdoor dining, or relaxing at the end of the day. The spacious primary bedroom offers a peaceful retreat with a large walk-in closet and a private 4-piece ensuite featuring a deep soaker tub. A second bedroom is thoughtfully positioned on the opposite side of the residence, providing excellent separation and flexibility for guests, a home office, or personal hobbies. An adjacent 3-piece bathroom adds convenience. The generous in-suite laundry and storage room features a new washer and dryer, along with a stylish frosted-glass sliding barn door that adds a contemporary architectural touch. Located one level above the building's main entrance, this residence offers an elevated position despite its Unit 103 designation. The solid concrete building construction contributes to a quieter, more comfortable living environment. Additional conveniences include a titled, heated underground parking stall near the elevators, nearby bicycle storage, and access to the building's fitness facility, conveniently located just down the recently renovated hallway. Condo fees include heat, electricity, water, sewer, and natural gas, simplifying monthly budgeting. Beyond your front door, Discovery Ridge offers an exceptional connection to nature and recreation. Explore the forested trails and scenic Elbow River surroundings of Griffith Woods Park, enjoy nearby tennis courts, outdoor skating, basketball, and playground facilities, or visit the community's local shops and services. Convenient access to Stoney Trail connects you to Calgary's broader amenities and westward adventures.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351111
Bedrooms	2
Bathrooms	2
Year Built	2007
Property Type:	Residential

Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,192.8 sq. ft.
Main Level Finished Area:	1,192.8 sq. ft.
Condo Fee:	$614.87
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Electricity, Gas, Heat, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
HOA Fee Frequency:	Annually
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	1
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2007 (Age: 19)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0

Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0713978
Heating:	Baseboard
New Constr.:	No
Construction Material:	Concrete, Stone, Stucco
Structure Type:	High Rise (5+ stories)
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	No
Parking:	Stall, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit, Laundry Room
HOA Fee:	$325.00
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Wedgewoods
Community:	Discovery Ridge
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Party Room
Appliances:	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Inclusions:	N/A

Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Bedroom · 15'1" × 11'7" ·
Main Floor	Dining Room · 14'5" × 11'1" ·
Main Floor	Kitchen · 10'11" × 9'3" ·
Main Floor	Living Room · 14'5" × 13'5" ·
Main Floor	Bedroom - Primary · 18'11" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Tennis Court(s), Walking/Bike Paths
Interior Features:	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/103-30-discovery-ridge-close-sw-calgary-a2351111/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 12:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality

of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.