25 Discovery Ridge Hill SW

Calgary | Active | MLS® A2354592

$868,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2001**	**2,093.7 sq. ft.**

Your next move starts with a conversation.

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Listed by RealMaster Alpha Realty Inc.

A closer look

Discover the beauty of Discovery Ridge, one of southwest Calgary's most desirable communities, where breathtaking natural surroundings and an exceptional outdoor lifestyle come together. Just moments from Griffith Woods Park, residents can enjoy scenic walking and cycling trails, peaceful woodland paths, and the natural beauty of the Elbow River. The community also offers recreational amenities, including tennis and pickleball courts, seasonal skating and hockey rinks, and beautifully landscaped green spaces. Nestled in this peaceful neighbourhood, this lovingly maintained two-storey home features three fully finished levels and abundant natural sunlight, creating a bright and welcoming atmosphere throughout. A stunning vaulted foyer leads to a private main-floor den, an inviting living room with a two-way fireplace, and a spacious dining area. The well-appointed kitchen features rich dark cabinetry, stainless steel appliances, and granite countertops.

Upstairs, a generous bonus room offers additional space for family relaxation, while two bedrooms and a spacious primary retreat with a walk-in closet and private ensuite provide comfort and privacy. The fully finished basement features a large recreation room and bar area, perfect for entertaining or unwinding. Step outside to the beautiful southwest-facing backyard, where abundant sunshine creates an inviting setting for summer gatherings, outdoor dining, or peaceful evenings. Complete with an attached double garage, this exceptionally well-cared-for home combines comfort, functionality, and natural beauty. An outstanding opportunity to enjoy the tranquil surroundings and wonderful lifestyle that make Discovery Ridge such a special place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354592
Bedrooms	3
Bathrooms	3
Year Built	2001
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	2,093.7 sq. ft.
HOA Fee Frequency:	Annually
Lot Area:	3,939 sq. ft.
Lot Frontage:	38'1"
Front Exposure:	Northeast
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	9
Year built:	2001 (Age: 25)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	0111730
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes

Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Main Level
HOA Fee:	$350.00
City Quadrant:	Southwest
Community:	Discovery Ridge
Amenities:	Dog Run, Park, Playground
Appliances:	Built-In Electric Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings
Inclusions:	NA
Restrictions:	None Known
Main Floor	Office · 11'4" × 9' ·
Main Floor	Living Room · 15'8" × 15'3" ·
Main Floor	Dining Room · 12'10" × 11'4" ·
Main Floor	Kitchen With Eating Area · 16'11" × 13'7" ·
2nd Floor	Bedroom - Primary · 14'3" × 12' ·
2nd Floor	Bedroom · 10'11" × 9'6" ·
2nd Floor	Bedroom · 10'11" × 9'8" ·
2nd Floor	Bonus Room · 17'9" × 17' ·

2nd Floor	Den · 8'6" × 7'1" ·
Basement	Flex Space · 26'4" × 21'10" ·
Title to Land:	Fee Simple
Community Features:	Fishing, Park, Playground, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	No Animal Home, No Smoking Home
Exterior Features:	Barbecue, Fire Pit, Playground
Patio And Porch Features:	Deck
Lot Features:	City Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	R-2
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/25-discovery-ridge-hill-sw-calgary-a2354592/

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