27 130 Discovery Drive SW

Calgary | Active | MLS® A2358125

$699,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2023**	**1,720.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

Your morning could start with coffee on the balcony and a walk through Griffith Woods. This beautifully finished three-bedroom, 2.5-bathroom townhome in Discovery Ridge offers a thoughtful three-level layout with plenty of space for everyday life. The entry level offers direct access from the double attached garage and a versatile flex area, ideal for a home office, workout space or quiet spot to unwind. On the second floor, the kitchen features quartz counters and stainless steel appliances, including a gas cooktop, separate wall oven and built-in microwave. The adjoining dining area opens onto the balcony, complete with a barbecue gas line. Air conditioning keeps summer days comfortable, while a gas fireplace brings warmth to the spacious living room. Hardwood flooring carries throughout the home, adding warmth and a cohesive finish. A built-in desk just off the living room adds a convenient workspace, and a powder room completes this level. Upstairs, vaulted ceilings bring an airy feel to the primary bedroom, complemented by a walk-in closet with organizers and a five-piece ensuite featuring a walk-in shower, soaker tub and dual vanities. Two additional bedrooms, a full bathroom and conveniently located laundry complete the top floor. Set in the well-managed Griffith Pointe complex, this home puts the forested pathways and Elbow River scenery of Griffith Woods close by, with shopping, restaurants and everyday services at Westhills and Signal Hill within easy reach. Stoney Trail and Glenmore Trail keep your daily commute connected, while easy access west makes weekend trips to Bragg Creek and the mountains that much simpler. Beautifully finished, easy to settle into, and surrounded by reasons to get outside. Come see what life in Discovery Ridge could look like.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358125
Bedrooms	3
Bathrooms	3
Year Built	2023
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0

Home Style:	3 (or more) Storey
Total Living Area:	1,720.34 sq. ft.
Condo Fee:	$318.57
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash
Lot Area:	1,097 sq. ft.
Lot Frontage:	21'
Front Exposure:	North
Entry Level:	1
Levels:	Three Or More
End Unit:	2+ Common Walls
Total Rooms Above Grade:	8
Year built:	2023 (Age: 3)
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:	2210688
Heating:	Forced Air
Basement:	None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	Four Plex

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached, Garage Door Opener, Garage Faces Rear
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Discovery Ridge
Amenities:	Trash, Visitor Parking
Appliances:	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Tankless Water Heater, Washer/Dryer, Window Coverings
Inclusions:	None
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Den · 11'9" × 7'8" ·
Main Floor	Foyer · 8'4" × 6'11" ·
Main Floor	Furnace/Utility Room · 4'8" × 4'6" ·
2nd Floor	Dining Room · 13' × 9'3" ·

2nd Floor	Kitchen · 16'1" × 12'6" ·
2nd Floor	Living Room · 20'2" × 11'4" ·
3rd Floor	Bedroom · 12'1" × 10' ·
3rd Floor	Bedroom · 12'1" × 9'11" ·
3rd Floor	Bedroom - Primary · 14'11" × 10'11" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	M-G
Listed Date:	Nov 12, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/27-130-discovery-drive-sw-calgary-a2358125/

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.