305 30 Discovery Ridge Close SW

Calgary | Active | MLS® A2353687

$419,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2007**	**1,068.9 sq. ft.**

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Listed by First Place Realty

A closer look

The Wedgwoods of Discovery Ridge is nestled in one of only two forest preserves in Calgary - Griffith Woods. JUST FINISHED!! BRAND NEW QUARTZ countertops in the KITCHEN and BATHROOMS, along with NEW SINKS and FAUCETS. Plus FRESHLY PAINTED THROUGHOUT. All ready to move in. This meticulously maintained 3rd floor home with 2 BEDROOM, 2 BATHROOM PLUS DEN is a nature lover's dream. The open concept layout featuring HARDWOOD floors and OVERSIZED east facing windows that bring in BEAUTIFUL MORNING LIGHT and showcases the FOREST VIEWS FROM ALL YOUR WINDOWS. On the cooler evenings cozy up in front of the GAS FIREPLACE with a stone surround to relax your night away. Enjoy cooking and entertaining in your OPEN CONCEPT kitchen with NEW EATING BAR that's open to a dining area great for entertaining family and friends. The good-sized primary bedroom includes a WALK IN CLOSET and a large ensuite with soaker tub and walk-in shower. The second bedroom is located on the opposite side of the unit beside a 3 pc bath - ideal for guests or roommates. A DEN area just inside the entrance is the perfect size and In-suite laundry. Relax on the deck off the living room OVERLOOKING THE WOODS. The condo fee includes heat, electricity, water and gas. A fully equipped fitness center on the first floor and a community lounge room provide opportunities for recreation and social engagement. It also comes with one TITLED UNDERGROUND parking stall. Located steps from the Elbow River pathway system, this home is a haven for nature lovers, hikers, and outdoor enthusiasts. There is nearby shopping and dining options at your doorstep. The Discovery Ridge Community Association also provides access to sports courts (tennis, basketball, pickleball), soccer fields, a playground, and a skating rink. A great place to call home!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2353687
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:	1,068.9 sq. ft.
Main Level Finished Area:	1,068.9 sq. ft.
Condo Fee:	$517.78
Condo Fee Includes:	Common Area Maintenance, Electricity, Gas, Maintenance Grounds, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	East
Unit Exposure:	East
Floor Location:	Other
Entry Level:	3
Stories Total:	5
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
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:	Carpet, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Stone
Garage:	No
Parking:	Parkade, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	The Wedgewoods
Community:	Discovery Ridge
Amenities:	Elevator(s), Fitness Center, Other, Parking, Recreation Facilities, Recreation Room, Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	na
Restrictions:	Board Approval
Pets Allowed:	Restrictions, Yes
Main Floor	Entrance · 5'4" × 4'8" ·
Main Floor	Den · 7'3" × 5'8" ·
Main Floor	Kitchen With Eating Area · 11'5" × 9'3" ·
Main Floor	Dining Room · 14'5" × 7'5" ·
Main Floor	Living Room · 14' × 13'5" ·
Main Floor	Bedroom - Primary · 13'11" × 10'11" ·

Main Floor	Walk-In Closet · 7'11" × 5' ·
Main Floor	Bedroom · 13'1" × 10' ·
Main Floor	Laundry · 5'8" × 3'6" ·
Main Floor	Balcony · 9'7" × 7'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (PRE 1P2007)
Listed Date:	Oct 20, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/305-30-discovery-ridge-close-sw-calgary-a2353687/

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