# 531 30 Discovery Ridge Close SW

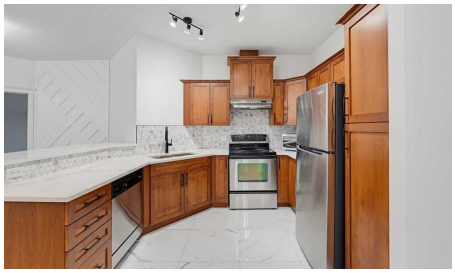
Calgary | Active | MLS® A2356285

**$439,000**









| Bedrooms | Bathrooms | Year Built | Living area |
|---|---|---|---|
| **2** | **2** | **2008** | **1,178.63 sq. ft.** |

## Your next move starts with a conversation.

**403-830-5152 | tiwana@maltiwana.ca**

Listed by KIC Realty

# A closer look

Top-floor living in Discovery Ridge, with miles of wooded pathways just outside your door! With approximately $50-60K in recent renovations, this executive condo is ready for you to move in and enjoy, featuring new marble and laminate flooring, fresh paint throughout, decorative drywall accents, and matching marble tub and shower surrounds. The split-bedroom layout offers great privacy, with a spacious bedroom on each side of the unit and a bright, open kitchen, dining area, and living room between them, where a gas fireplace adds warmth on cool Calgary evenings. The primary suite features a 4-piece ensuite with a large soaker tub and separate stand-up shower, while natural light and plenty of storage add to the home's easy comfort. Being on the top floor means no neighbours above you, great views, and enough privacy that you can skip the window treatments, and your private balcony comes complete with a natural gas BBQ hookup. Day-to-day living is just as easy, with the unit only steps from the elevator and your EXTRA-LONG stall in the heated underground parkade an easy walk away, so bringing in the groceries is never a chore. Condo fees of $582.51/month cover ALL UTILITIES, the durable stone, stucco, and metal roof exterior helps keep long-term costs down, and you'll have access to a FITNESS FACILITY and a billiards/gathering room in this close-knit, well-run community. Outside, Discovery Ridge's heavily wooded pathways wind through mature trees, with multiple access points to the Elbow River, while Stoney Trail and Glenmore Trail SW are both close by for getting into the city or out to the mountains. Book your private showing today and see it for yourself!

# Property details

| | |
|---|---|
| **Status** | Active |
| **Prop. Type** | Residential |
| **MLS® Num** | A2356285 |
| **Bedrooms** | 2 |
| **Bathrooms** | 2 |
| **Year Built** | 2008 |
| **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:** | 1,178.63 sq. ft. |
| **Condo Fee:** | $582.51 |
| **Condo Fee Includes:** | Common Area Maintenance, Electricity, Gas, Heat, Insurance, Maintenance Grounds, Parking, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water |
| **HOA Fee Frequency:** | Annually |
| **Acreage:** | No |
| **Front Exposure:** | South |
| **Unit Exposure:** | South |
| **Floor Location:** | Top |
| **Entry Level:** | 5 |
| **Stories Total:** | 5 |
| **Levels:** | Single Level Unit |
| **End Unit:** | No One Above |
| **Total Rooms Above Grade:** | 6 |
| **Year built:** | 2008 (Age: 18) |
| **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, Metal Frame, Stone, Stucco |
| **Structure Type:** | High Rise (5+ stories) |

| | |
|---|---|
| **Ensuite:** | Yes |
| **Flooring:** | Laminate, Marble |
| **Cooling:** | None |
| **Fireplaces:** | 1 |
| **Fireplace Details:** | Gas |
| **Garage:** | No |
| **Parking:** | Heated Garage, Parkade, Secured, Titled, Underground |
| **Parking Places:** | 1 |
| **Parking Total/Covered:** | 1 / - |
| **Laundry Features:** | In Unit |
| **HOA Fee:** | $325.00 |
| **Condo Fee Frequency:** | Monthly |
| **City Quadrant:** | Southwest |
| **Condo Name:** | Z-name Not Listed |
| **Community:** | Discovery Ridge |
| **Amenities:** | Elevator(s), Fitness Center, Parking, Recreation Room, Visitor Parking |
| **Appliances:** | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| **Inclusions:** | N/A |
| **Restrictions:** | Pet Restrictions or Board approval Required |
| **Pets Allowed:** | Yes |
| **Main Floor** | Living Room · 14'1" × 13'6" · |
| **Main Floor** | Dining Room · 14'3" × 11'3" · |
| **Main Floor** | Kitchen · 10'11" × 9'1" · |
| **Main Floor** | Bedroom - Primary · 16'10" × 11'1" · |
| **Main Floor** | Bedroom · 15'2" × 11'8" · |
| **Main Floor** | Foyer · 8'2" × 5'7" · |

| | |
|---|---|
| **Title to Land:** | Fee Simple |
| **Community Features:** | Playground, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths |
| **Interior Features:** | Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s) |
| **Exterior Features:** | None |
| **Patio And Porch Features:** | Balcony(s) |
| **Num. of Parcels:** | 0 |
| **Region:** | Calgary |
| **Zone:** | CAL Zone W |
| **Zoning:** | DC (PRE 1P2007) |
| **Listed Date:** | Nov 02, 2026 |

### Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/531-30-discovery-ridge-close-sw-calgary-a2356285/

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

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