



**503, 30 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2307380**



**\$469,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,193 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Boiler, Fireplace(s), Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 615
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Metal Frame, See Remarks, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, Recreation Facilities, See Remarks, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the prestigious Wedgewoods of Discovery Ridge, where concrete construction meets nature at your doorstep. This rare top-floor penthouse offers 1,192 square feet of thoughtfully designed living space, featuring 2 bedrooms and 2 bathrooms. The bright, open-concept layout showcases pine hardwood flooring through the main living and dining areas, complemented by a cozy gas fireplace and large windows that capture sweeping views of the Tsu'u Nation lands with glimpses of the Rocky Mountains. The upgraded kitchen boasts granite countertops, newer appliances, and ceiling height cabinetry. The spacious primary retreat includes a walk-in closet and a 4-piece ensuite. Enjoy the convenience of in-suite laundry and a full metal cage by the titled underground parking stall. Wedgewoods residents benefit from a fitness facility in building 30, community room, and condo fees that including all utilities, including electricity. The parking stall is steps from the elevator. What truly makes this home special is its location. Backing onto the 93-acre Griffith Woods park, the Wedgewoods provides a private, Canmore-like oasis without leaving Calgary. Yet convenience is never sacrificed &mdash; Discovery Ridge offers quick access to shopping, schools, and transit. Mount Royal University and Rockyview Hospital are less than 10 minutes away, and with the new Calgary Ring Road now complete, getting anywhere in the city is incredibly easy. Downtown is 15 minutes away. Right behind the complex, you'll find tennis courts, playgrounds, soccer fields, skating rinks, and more &mdash; a full community hub at your doorstep