



**6 Discovery Woods Villas SW
Calgary, Alberta**

MLS # A2313586



\$624,800

Division:	Discovery Ridge		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,250 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.08 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 530
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	Electricity, Underground Utilities
Features:	Granite Counters, High Ceilings, Walk-In Closet(s)		

Inclusions: T.V. Wall mount on top of the fireplace

-OPEN HOUSE SATURDAY June 6th FROM 1:00- 3:00 PM --Welcome to this beautifully maintained bungalow-style duplex in the highly desirable community of Discovery Ridge! This move-in ready home offers a bright and functional layout with hardwood floors, granite countertops, stainless steel appliances, and a cozy fireplace perfect for family gatherings or relaxing evenings. Freshly painted and extremely well cared for, this home features 2 bedrooms and 2 bathrooms on the main floor, including a spacious primary bedroom with a walk-in closet and private ensuite. The fully finished basement offers an additional bedroom, full bathroom, and a large rec room ideal for movie nights, watching games, or extra family space. Over the years, the home has seen several great upgrades, including a new garage door, new hardwood flooring, roof replaced in 2018, deck completed in 2019, and front stairs redone in 2020. Enjoy the convenience of an attached double car garage, easy access to Stoney Trail and public transit, and being just minutes away from shops, amenities, and the serene walking trails and natural beauty of Griffith Woods Park. This is a fantastic opportunity to own a truly move-in ready property in one of Calgary's most beautiful and desirable communities!