



**502, 30 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2322082**



**\$384,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	832 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane, Metal	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** 50" Colour TV, Coleman Bbq, Portable A/C unit,

Welcome to luxury living in The Wedgewoods of Discovery Ridge, one of Calgary's most prestigious and sought-after communities. This impeccably maintained top-floor, south-facing condominium offers an exceptional blend of elegance, comfort, and natural beauty, surrounded by the breathtaking landscapes of Griffith Woods Park. From the moment you step inside, you will be captivated by the soaring ceilings, abundant natural light, and tranquil treetop views that create an inviting and sophisticated atmosphere. The thoughtfully designed open-concept floor plan is ideal for both everyday living and entertaining, seamlessly connecting the living, dining, and updated kitchen spaces. The stylish kitchen is sure to impress, featuring stainless steel appliances, ample cabinetry, and a functional layout that balances beauty with practicality. Just off the entrance, a dedicated office space provides the perfect work-from-home solution. The spacious primary bedroom offers a walk-in closet and is located near the luxurious spa-inspired bathroom, complete with a deep soaker tub and separate shower. The cozy gas fireplace creates a warm and welcoming focal point in the living room, while the private south-facing balcony provides the perfect setting to relax and enjoy peaceful views of the surrounding forest. Additional features include a titled heated underground parking stall, with storage cage, secure building access, and outstanding building amenities. Residents enjoy access to the fitness facility located in Building 30, along with unparalleled proximity to Griffith Woods Park, scenic walking and cycling pathways, tennis courts, playgrounds, schools, and outdoor recreation opportunities. Offering an exceptional combination of luxury, privacy, and access to nature, this beautiful top-floor residence is ideal for professionals, downsizers, and outdoor

enthusiasts alike. Don't miss your opportunity to experience the unique lifestyle that makes Discovery Ridge one of Calgary's most desirable communities.