



GRASSROOTS
REALTY GROUP

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**531, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2337274



\$449,000

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,179 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Marble	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this beautifully updated, TOP-FLOOR executive condominium in the heart of Discovery Ridge — where great views, thoughtful design, and unbeatable access to nature come together. This smart split-bedroom layout places two spacious bedrooms on opposite sides of the unit, separated by a bright, open-concept living area featuring a kitchen, dining space, and living room anchored by a cozy gas fireplace. The primary suite is a true retreat, complete with a full 4-piece ensuite showcasing a large soaker tub and separate stand-up shower. Step outside to your private balcony, complete with a natural gas BBQ hookup, and take in the incredible views — with no neighbours above and no need for window treatments thanks to the top-floor position. Approximately \$50-60K in recent renovations gives this home a fresh, move-in-ready feel throughout: new marble and laminate flooring, fresh paint from top to bottom, decorative drywall accents, and matching marble tub and shower surrounds. Storage is abundant, and natural light pours in throughout the day. Convenience is built into every detail — this unit is just steps from the elevator, and the EXTRA-LONG parking stall in the heated underground parkade is an easy walk away, making grocery day effortless. Condo fees of \$582.51/month are excellent value, covering ALL UTILITIES, and the building's durable stone, stucco, and metal roof exterior helps keep long-term costs down. Residents also enjoy a FITNESS FACILITY and a billiards/gathering room, all within a close-knit, well-run condo community. And then there's the location. Discovery Ridge is known for its extensive, heavily wooded pathway system winding for miles through mature trees, with multiple access points to the Elbow River — a peaceful, nature-immersed setting that's rare to find this close to the city. You're also

perfectly positioned for quick access to both Stoney Trail and Glenmore Trail SW. This is a rare combination of updated interiors, unbeatable convenience, and a location surrounded by nature. Book your showing today — see all the photos and come experience it in person!