



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

27, 130 Discovery Drive SW
Calgary, Alberta

MLS # A2351458

\$725,000



Division:	Discovery Ridge		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,720 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Rear		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 319
Basement:	None	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Overhead Storage Rack, Security Camera System, Doorbell Camera		

Your morning could start with coffee on the balcony and a walk through Griffith Woods. This beautifully finished three-bedroom, 2.5-bathroom townhome in Discovery Ridge offers a thoughtful three-level layout with plenty of space for everyday life. The entry level offers direct access from the double attached garage and a versatile flex area, ideal for a home office, workout space or quiet spot to unwind. On the second floor, the kitchen features quartz counters and stainless steel appliances, including a gas cooktop, separate wall oven and built-in microwave. The adjoining dining area opens onto the balcony, complete with a barbecue gas line. Air conditioning keeps summer days comfortable, while a gas fireplace brings warmth to the spacious living room. Hardwood flooring carries throughout the home, adding warmth and a cohesive finish. A built-in desk just off the living room adds a convenient workspace, and a powder room completes this level. Upstairs, vaulted ceilings bring an airy feel to the primary bedroom, complemented by a walk-in closet with organizers and a five-piece ensuite featuring a walk-in shower, soaker tub and dual vanities. Two additional bedrooms, a full bathroom and conveniently located laundry complete the top floor. Set in the well-managed Griffith Pointe complex, this home puts the forested pathways and Elbow River scenery of Griffith Woods close by, with shopping, restaurants and everyday services at Westhills and Signal Hill within easy reach. Stoney Trail and Glenmore Trail keep your daily commute connected, while easy access west makes weekend trips to Bragg Creek and the mountains that much simpler. Beautifully finished, easy to settle into, and surrounded by reasons to get outside. Come see what life in Discovery Ridge could look like.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of CIR Realty. Information is believed to be reliable but not guaranteed.