

## 224, 30 Discovery Ridge Close SW Calgary, Alberta

**MLS # A2224063**



# \$325,000

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	744 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Laminate Counters, Walk-In Closet(s)		

**Inclusions:** All Window Coverings As Is, Cabinet

Stylish 1-Bedroom + Den Condo in Discovery Ridge – Steps from Nature. Nestled beside Griffith Woods Park, this beautiful 1-bedroom plus den condo offers the perfect blend of urban convenience & natural beauty. Surrounded by walking paths, a playground, & lush greenery, it's an ideal retreat for nature lovers. Enjoy a bright & open floor plan featuring granite & laminate counters, stainless steel appliances, & durable laminate flooring throughout. The spacious living area is anchored by large picture windows & a cozy gas fireplace, filling the space with natural light. The den is perfect for a home office or guest space. You'll love the huge bathroom, complete with a separate soaker tub & walk-in shower. You'll love the West-facing balcony for evening sunsets. Additional features include: in-suite laundry, titled underground parking, storage locker, fitness facility in the same building, easy access to Stoney Trail, Glenmore Trail, & Sarcee Trail. Don't miss this opportunity to live in one of Calgary's most sought-after communities with all the amenities & nature at your doorstep!