

**517, 30 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2167271**



**\$334,900**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	High-Rise (5+)		
<b>Size:</b>	796 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Baseboard

**Water:** -

**Floors:** Carpet, Ceramic Tile, Hardwood

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 407

**Basement:** -

**LLD:** -

**Exterior:** Concrete, Stucco

**Zoning:** DC (pre 1P2007)

**Foundation:** -

**Utilities:** -

**Features:** High Ceilings

**Inclusions:** Gas BBQ

TOP FLOOR UNIT in the Wedgewoods ~ Welcome to your new sanctuary in the heart of Discovery Ridge! It will be hard to believe you are still in the city in this perfect setting surrounded by the nature of Griffith Woods ~ This beautifully appointed one-bedroom, one-bathroom condo in the Wedgewoods features a versatile den that's perfect for a home office! Step inside to discover an open-concept living area bathed in natural light, highlighting the tasteful finishes and warm tones throughout. The kitchen boasts sleek stainless steel appliances, ample counter space, and a breakfast bar, making it ideal for both everyday living and entertaining. The primary bedroom offers a peaceful retreat, complete with generous closet space. The spacious bathroom is stylishly designed with contemporary fixtures and a soothing color palette. Enjoy the convenience of in-suite laundry and storage cage that comes with the parking stall. Step out onto your private balcony for stunning views of the surrounding landscape, perfect for morning coffee or evening relaxation. The lifestyle continues beyond your unit when living in the Wedgewoods as you can enjoy conveniences of a fitness room and social room on main floor. Located in the desirable Discovery Ridge community and right on the edge of Griffith Woods Park, you'll have access to nearby walking trails, parks, top schools, major roadways and all the amenities you need. This condo combines comfort, style, and functionality in a natureful & vibrant neighborhood. Don't miss your chance to call this lovely space home! Schedule a showing today and experience the lifestyle you've been dreaming of!