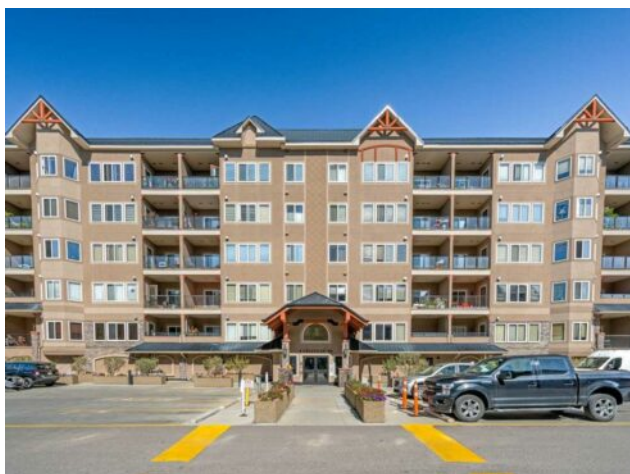


**118, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2166491



\$299,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment		
Size:	779 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Natural Gas

Water: -

Floors: Carpet, Linoleum

Sewer: -

Roof: -

Condo Fee: \$ 376

Basement: -

LLD: -

Exterior: Concrete, Stone, Stucco

Zoning: DC (pre 1P2007)

Foundation: -

Utilities: -

Features: Breakfast Bar, Built-in Features, Closet Organizers, Soaking Tub

Inclusions: Broil King Natural Gas BBQ

Welcome to this fantastic one-bedroom plus den condo in the Wedgewoods of Discovery Ridge. This well-managed and maintained CONCRETE building is beautifully situated along Griffith Woods Park, surrounded by nature and steps away from numerous amenities. It offers a quaint, serene vibe without having to leave the City. This spacious unit has been freshly painted throughout and features an open, well-appointed floor plan. The kitchen has ample cabinetry space and a breakfast bar open to the dining and living area, complete with a gas fireplace—ideal for relaxing or entertaining guests. Enjoy your morning coffee or evening BBQ on your private balcony. The large bedroom can easily fit a king-size bed, features a walk-in closet with custom California Closet shelving and is conveniently located adjacent to the 4-pc bathroom. The unit is complete with in-suite laundry, a den with custom California Closet built-ins that can also be used for additional storage and one titled underground parking stall. Condo fees cover all utilities! Other amenities include visitor parking, bike racks, a fitness room and a party room. The Wedgewoods is steps away from the Discovery Ridge Community Association, a playground, tennis court, soccer fields, skating rink, and basketball courts with easy access downtown and the mountains. All you need is the key!