

# \$468,500 - 103, 30 Discovery Ridge Close Sw, Calgary

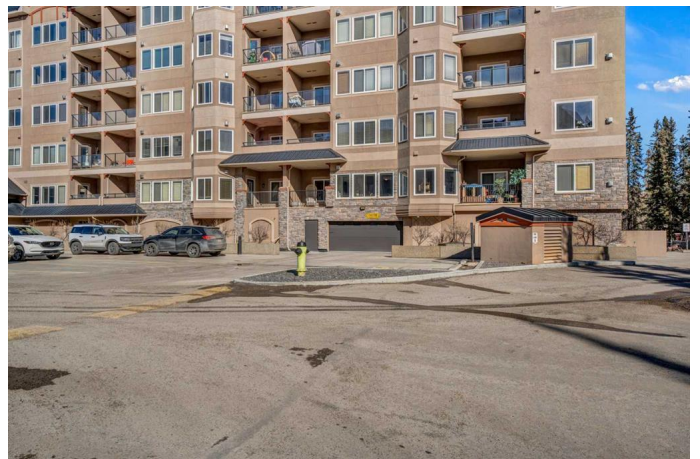
MLS® #A2197499

**\$468,500**

2 Bedroom, 2.00 Bathroom, 1,197 sqft  
Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Welcome to this stunning, beautifully renovated condo nestled in the highly sought after community of Discovery Ridge. Experience luxury & comfort in this stylish 2-bedroom, 2-bathroom condo, offering nearly 1,200 sq. ft. of open-concept living with 9'™ ceilings & a thoughtfully designed layout. Extensive upgrades & modern finishes, including new stainless steel fridge & range, new washer & dryer, & newer dishwasher and microwave hood fan; recently refinished cabinetry; new toilets; fresh professional paint for a bright modern feel; new 7.5" luxury laminate flooring throughout; & a sliding barn door leading to a spacious laundry & storage area. The open-concept design offers a large, bright & airy living space, centered around a cozy gas fireplace—perfect for chilly winter nights. The expansive primary suite boasts a large walk-in closet & a 4-piece ensuite with large soaker tub. The second bedroom, ideally placed on the opposite side of the unit for added privacy, is adjacent to a 3-piece bathroom. Step out onto the inviting balcony equipped with a natural gas hookup, perfect for outdoor entertaining. This solid concrete building offers exceptional soundproofing for a quiet & peaceful home. This unit also includes a titled, heated underground parking stall, conveniently located near the elevators & an adjacent bike rack. Enjoy exclusive building amenities, including a fully equipped gym located just down the recently renovated hallway. Condo



fees include all utilities (heat, electricity, water/sewer & natural gas), making it a stress-free investment. Nestled in the desirable Discovery Ridge community, living here means you are steps away from quaint local shops, tennis courts, outdoor ice rinks, a basketball court, & a playground. Griffiths Woods Park, featuring over 6 km of scenic trails through mature forest, and the Elbow River valley add to the incredible outdoor lifestyle this community offers. With easy access to the mountains, downtown Calgary (just 15 minutes away), and the new ring road, this location is truly unbeatable. This is a rare opportunity to own one of the largest condo units in Discovery Ridge. Don't miss out—schedule your private showing today!

Built in 2006

### Essential Information

MLS® #	A2197499
Price	\$468,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,197
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	103, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3H5X5

### **Amenities**

Amenities Secured Parking, Visitor Parking, Bicycle Storage, Party Room  
Parking Spaces 1  
Parking Underground, Heated Garage  
# of Garages 1

### **Interior**

Interior Features No Animal Home, No Smoking Home, Open Floorplan, Pantry, Elevator  
Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer  
Heating Baseboard  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Mantle  
# of Stories 5

### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting  
Roof Asphalt Shingle, Tar/Gravel  
Construction Concrete, Stone, Stucco  
Foundation Poured Concrete

### **Additional Information**

Date Listed February 27th, 2025  
Days on Market 15  
Zoning DC  
HOA Fees 325  
HOA Fees Freq. ANN

### **Listing Details**

Listing Office eXp Realty

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