

# \$344,900 - 218, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2207348

**\$344,900**

1 Bedroom, 1.00 Bathroom, 792 sqft  
Residential on 0.00 Acres

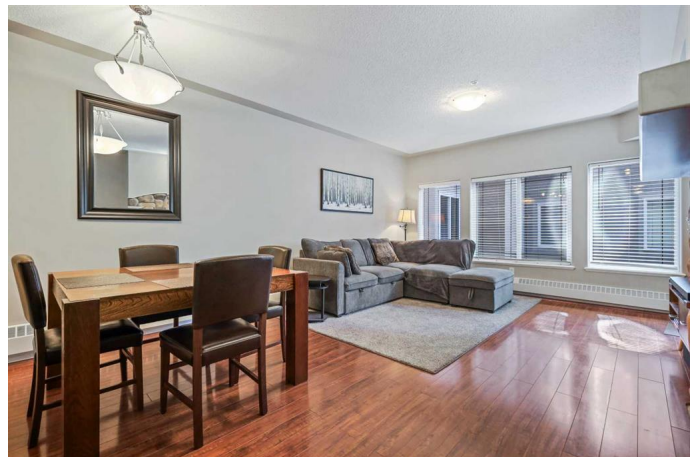
Discovery Ridge, Calgary, Alberta

This is a unique 1 bedroom plus den, 792 sq ft condo is located in the 30 building, part of a concrete set of buildings surrounded by trees. The large living room has laminate floors running through the condo and into the office. The bedroom is carpet with a good sized walk in closet. Please note that all utilities, including lights, are included in the condo fee. The condo comes with one underground titled parking stall. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball court "all maintained by the Discovery Ridge Community Association.

Built in 2007

## Essential Information

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Price	\$344,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	792
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	218, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X5

### **Amenities**

Amenities	Elevator(s), Fitness Center, Parking, Secured Parking, Snow Removal, Trash, Visitor Parking, Bicycle Storage, Party Room, Recreation Facilities
Parking Spaces	1
Parking	Parkade, Stall, Underground

### **Interior**

Interior Features	Breakfast Bar, Elevator
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	6

### **Exterior**

Exterior Features	Balcony, BBQ gas line
Construction	Stucco

### **Additional Information**

Date Listed	April 6th, 2025
Days on Market	13
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Calgary West Realty
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