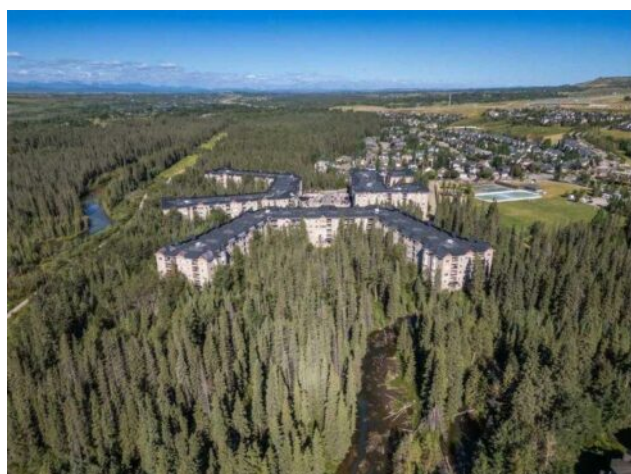


**218, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2236583



\$289,900

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	789 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Vinyl Windows		

Inclusions: N/A

1 BEDROOM PLUS DEN | ELECTRICITY INCLUDED | CONCRETE BUILDING | GYM | TITLED UNDERGROUND PARKING | IN-SUITE LAUNDRY | Welcome to your urban retreat nestled in nature! Designed with a luxurious resort feel, this beautiful complex features a striking stucco and timber exterior, framed by towering 50' spruce trees in Griffith Park—giving you the feeling of arriving at a Canmore lodge. This spacious 1-bedroom plus DEN unit offers unbeatable value. The open-concept kitchen is ideal for entertaining, complete with an eat-up bar and a seamless flow into the living and dining area, where you'll find 3 generous windows and a cozy river rock-faced gas fireplace. Step out onto your private balcony overlooking the towering spruce trees, equipped with a gas line for barbequing. The generously sized primary bedroom easily accommodates a king-size bed and includes a walk-in closet. The luxurious bathroom features both a deep soaker tub and a walk-in glass shower. Enjoy the peace and quiet of concrete construction, along with the convenience of in-suite laundry, titled underground parking (with the option to add a storage cage), and excellent building amenities including a fully equipped gym, social room, bicycle storage, and abundant visitor parking. Nature lovers will appreciate being steps from Griffith Woods Park—a 93-hectare natural environment park along the Elbow River with extensive paved and unpaved trails. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, and basketball court. Located within walking distance to transit, a Nearby CHALET STYLE shops include a CAFE, DONUT SHOP, PHARMACY, WINE & SPIRITS, & RESTAURANTS and quick access to Stoney Trail, this home truly offers the

best of both convenience and tranquillity.