

# \$309,000 - 102, 10 Discovery Ridge Close Sw, Calgary

MLS® #A2235905

**\$309,000**

1 Bedroom, 1.00 Bathroom, 796 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Introducing 102 10 Discovery Ridge Close SW â€” a fantastic opportunity to own a stylish and conveniently located condo in the highly sought-after community of Discovery Ridge.

Nestled in the charming Wedgewood's building, this main-floor one-bedroom, one-bathroom unit offers a perfect blend of comfort, modern upgrades, and natural beauty.

Step inside to find a spacious and thoughtfully designed layout featuring newer granite kitchen countertops, a newer fridge, dishwasher, and custom blindsâ€”upgrades that add both style and functionality. The condo includes a titled underground parking stall with an additional storage cage, making parking and storage a breeze. Best of all, electricity and all utilities are included in the low condo fee, making budgeting simple.

Built with concrete, this building offers excellent soundproofing, providing a quiet and restful living experience. Backing onto Griffith Woods, the unit is part of a wildlife sanctuary with deer roaming across the 93-acre protected reserve by the Elbow Riverâ€”a true nature loverâ€™s paradise. For outdoor enthusiasts, the Elbow River pathway system is just a three-minute walk away, perfect for hiking, biking, or a scenic stroll.

This pet-friendly building welcomes pets with no size restrictions, provided they undergo a



behavioural assessment by the board. It's an ideal environment for animal lovers seeking a community that welcomes everyone.

Located close to city transit, you're only 15 minutes from downtown Calgary and five minutes from the West Hills shopping district, offering a wide range of shopping, dining, and entertainment options. The Discovery Ridge community area provides a wealth of amenities, including a children's playground, tennis courts, soccer fields, skating and hockey rink, and basketball courts—all maintained by the Discovery Ridge Community Association. Enjoy full access to the fitness centre and entertainment room, perfect for relaxing with a book or playing pool with friends.

Additional features include an in-suite laundry room and ample storage, making this thoughtfully laid-out floor plan a perfect place to call home. Don't miss your chance to enjoy this incredible property in a vibrant, nature-inspired community!

Built in 2005

**Essential Information**

MLS® #	A2235905
Price	\$309,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	796
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	102, 10 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X3

## Amenities

Amenities	Elevator(s), Fitness Center, Storage, Visitor Parking, Spa/Hot Tub
Parking Spaces	1
Parking	Titled, Underground

## Interior

Interior Features	Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony
Construction	Concrete, Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	2
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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