

# \$479,000 - 222, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2211590

**\$479,000**

2 Bedroom, 2.00 Bathroom, 1,306 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Located in the heart of Discovery Ridge, this spacious CORNER UNIT 1,300 sq.ft. two-bedroom, two bathroom condo seamlessly blends nature with urban convenience. Overlooking Griffin Woods, it offers a tree filled backdrop, creating a private retreat for nature lovers. Its west facing orientation ensures an abundance of natural light throughout the day. This condo has its own wildlife sanctuary throughout the 93 acre protected reserve area located by the Elbow River. A hikerâ€™s paradise, you are just minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit.

Built in 2006

## Essential Information

MLS® #	A2211590
Price	\$479,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,306
Acres	0.00
Year Built	2006
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active



## Community Information

Address	222, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H5X5

## Amenities

Amenities	Dog Park, Fitness Center, Parking, Party Room, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, See Remarks, Stall, Underground
# of Garages	1

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Balcony
Roof	Asphalt
Construction	Concrete

## Additional Information

Date Listed	April 19th, 2025
Days on Market	1
Zoning	DC
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Century 21 Bravo Realty
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