

# \$509,900 - 238, 10 Discovery Ridge Close Sw, Calgary

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MLS® #A2222900

**\$509,900**

2 Bedroom, 2.00 Bathroom, 1,321 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

We get it - You want to love where you live, but you still want to lock up and fly to Mexico at a moments notice. You want to make sure there is enough room for your gorgeous furniture and King Bed. Also, that your friends will feel comfortable visiting. We have found your Heaven! Oh, did we mention you can move in right away!?

Highlights - TWO TITLED Parking Stalls - Gleaming new appliances - Two Bedrooms - Close to the elevator - Two Bathrooms - Inclusive Condo Fees - NEW Carpet - Lots of storage in unit.

Ok let's break it down by room for you. The front Foyer is long and grand with plenty of room for hooks and a bench. Your Laundry room and storage space is far from the bedrooms so you can do a load in the middle of the night if you want. The Bedrooms are separated from each other and have their respective bathrooms closely for maximum privacy. Right now, we have the second bedroom setup as an office but it would make an excellent yoga studio, reading nook or art space as well! What a bright, sunny kitchen with stainless appliances, granite counters and a fun eating bar! You will notice all your extra windows as you are a corner unit. The light, modern tile flooring really makes it seem extra bright in the Living/Dining area. A comfortable balcony has enough room for a conversation set and some plants, and offers sun as well as



shade! This Primary bedroom shares NO WALLS with another unit making it very quiet and GIANT. I am telling you - you could fit two beds here if you wanted :D. A walk in closet and well sized ensuite finishes this suite off. There is a reason Discovery Ridge is so sought after - Lush landscaping, steps from the Elbow River, tennis courts, playgrounds and shopping all at your doorstep. Not to mention, everyone in this community actually CARES. Incredible access to downtown, the mountains and the ring road. You better come see if this is your heaven todayâ€¦!

Built in 2005

### Essential Information

MLS® #	A2222900
Price	\$509,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,321
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	238, 10 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X3

### Amenities

Amenities	Fitness Center, Playground, Recreation Room, Trash, Visitor Parking,
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	Parking, Secured Parking
Parking Spaces	2
Parking	Heated Garage, Parkade, St

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Smoking Home, Open Floorplan
Appliances	Dryer, Refrigerator, Washer,
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	5

## Exterior

Exterior Features	Other
Construction	Concrete, Stone, Stucco



## Additional Information

Date Listed	June 19th, 2025
Days on Market	30
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

## Listing Details

Listing Office	CIR Realty
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