

# \$319,000 - 325, 30 Discovery Ridge Close Sw, Calgary

MLS® #A2249928

**\$319,000**

1 Bedroom, 1.00 Bathroom, 741 sqft

Residential on 0.00 Acres

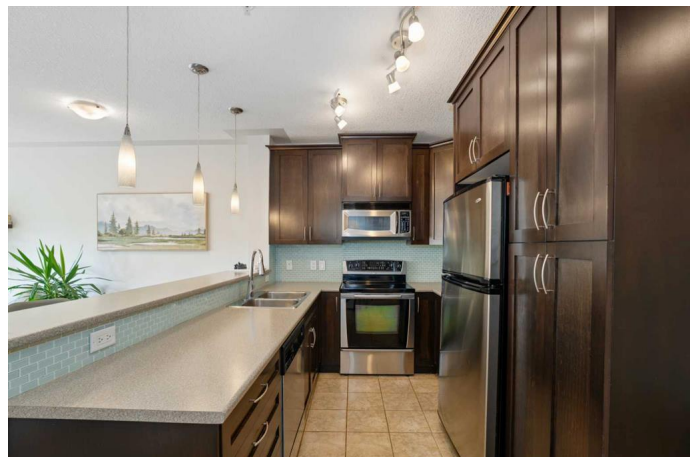
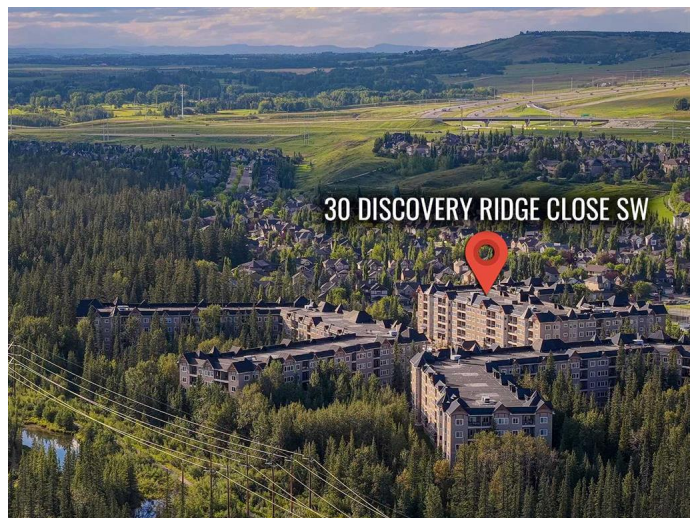
Discovery Ridge, Calgary, Alberta

A rare opportunity in the Wedgewoods of Discovery Ridge – this 1 bedroom + den condo backs directly onto the trees, offering unmatched privacy and serene views. Almost every other one-bedroom unit faces the parking lot, making this one a standout.

Inside, you’ll love the bright, open floor plan with fresh paint throughout and brand-new window coverings that give the home a crisp, modern feel. The spacious living area features a cozy stone-faced fireplace, while the functional kitchen offers plenty of prep and storage space. The versatile den is perfect for a home office, reading nook, or guest space.

This unit comes with a tandem underground parking stall – a rare find that’s perfect for two vehicles. The building itself includes a fully equipped fitness centre with newer machines, plus access to Discovery Ridge’s extensive community amenities: playgrounds, tennis courts, soccer fields, skating rinks, and more.

Step outside and you’re just minutes from the Elbow River and Griffith Woods trails, a true urban retreat. Yet you’re still less than 15 minutes to downtown, with quick access to shopping, schools, Mount Royal University, Rockyview Hospital, and Calgary's Ring Road, leading you out to the mountains.



This isn't just a condo it's a lifestyle surrounded by nature, convenience, and community.

Built in 2007

### Essential Information

MLS® #	A2249928
Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	741
Acres	0.00
Year Built	2007
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	325, 30 Discovery Ridge Close Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5X5

### Amenities

Amenities	Fitness Center
Parking Spaces	2
Parking	Parkade, Stall, Tandem, Underground

### Interior

Interior Features	Breakfast Bar, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Boiler, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
# of Stories	5

### Exterior

Exterior Features	Balcony
Construction	Concrete, Stucco

### Additional Information

Date Listed	August 21st, 2025
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

### Listing Details

Listing Office	Century 21 All Stars Realty Ltd.
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