

# \$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

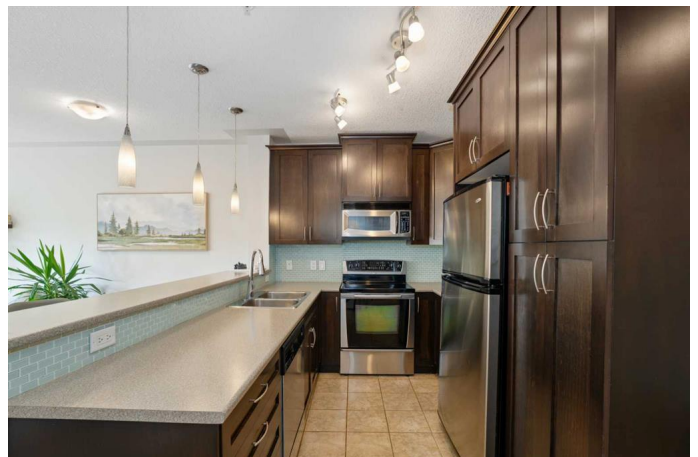
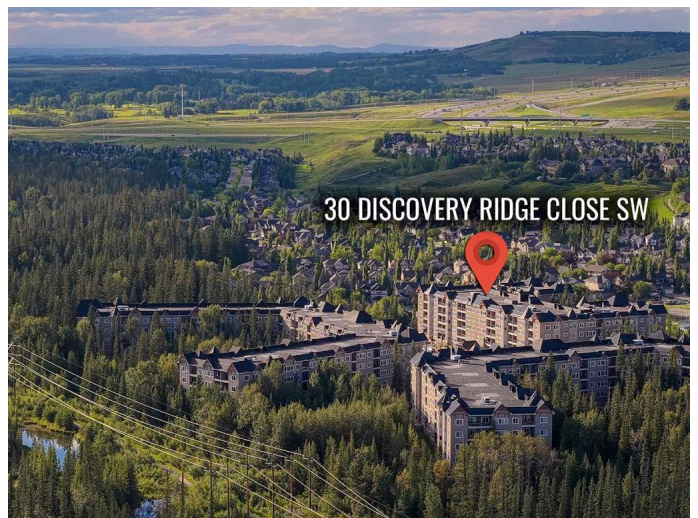
Discovery Ridge, Calgary, Alberta

OPEN HOUSE CANCELED - Aug 24, 2025. 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, Underground, Tandem |

**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 | 5                 |
| 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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