

**209, 10 Discovery Ridge Close SW  
Calgary, Alberta**

**MLS # A2288702**



**\$442,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,029 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	\$ 583
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** TV mount above fireplace.

It's not every day you find a home where the forest feels this close. Morning coffee on the balcony, the quiet rustle of leaves, and the occasional deer passing through, it's the kind of setting you'd expect in Canmore, yet you're just minutes from the city. Welcome to a rare opportunity in Discovery Ridge, where nature and convenience meet. 5 Things We Love About This Home: (1). Unmatched Access to Nature - Backing onto the edge of Griffith Woods Park and steps from the Elbow River pathways, this location is truly special. Whether it's walking, biking, or simply unwinding outdoors, nature is part of your daily routine here. (2). Thoughtful Upgrades - This home has seen key updates that add both style and function, including refreshed kitchen finishes, new flooring, updated appliances, and newer in-suite laundry, making it move-in ready with nothing to worry about. (3). Building Amenities That Add Value - The Wedgewoods offers the extras that make condo living easy, including a well-equipped fitness room and a social/party space for gatherings, perfect for both everyday living and entertaining. (4). Spacious Layout with a Private, Treed Outlook - With over 1,000 sq ft, this 2-bedroom, 2-bathroom layout offers generous living space, 9' ceilings, and a bright, open design. The west-facing balcony looks directly into the trees, creating a private, peaceful backdrop you'll appreciate year-round. (5). Convenience of Underground Parking & Storage - Enjoy titled underground heated parking with secure storage right at your stall, plus easy access to your unit, making daily life that much more convenient. Set in the sought-after community of Discovery Ridge, you're surrounded by nature while still just a short drive to downtown, shopping, and major routes including the ring road. It's a lifestyle that offers the best of both worlds,

quiet, scenic living without sacrificing city access.