

# \$525,000 - 332, 10 Discovery Ridge Close Sw, Calgary

MLS® #A2262293

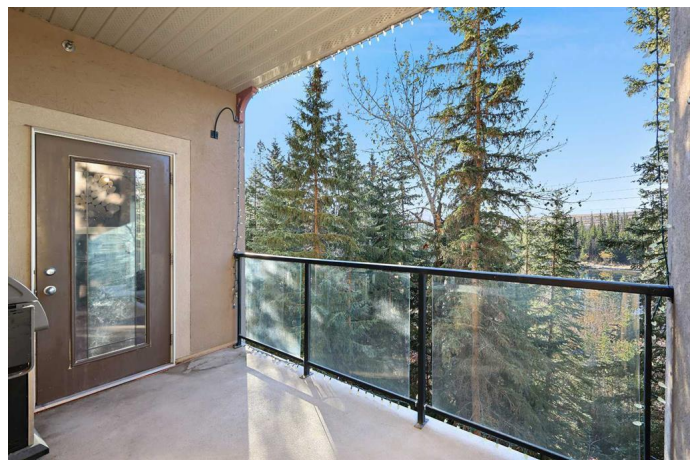
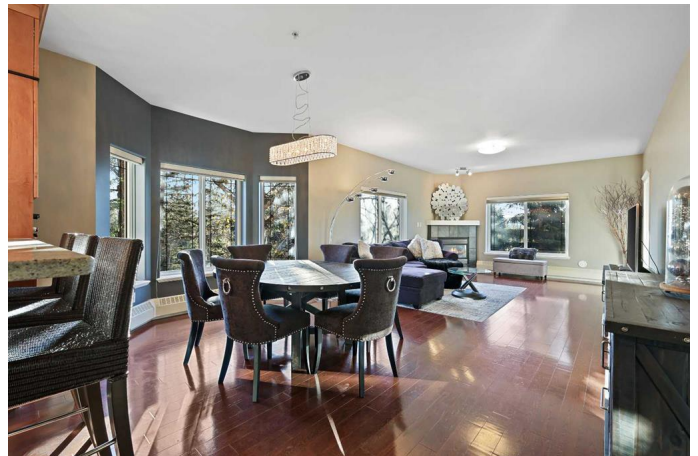
**\$525,000**

2 Bedroom, 2.00 Bathroom, 1,317 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

One of the prime locations in the Wedgewoods! This 1317 square foot corner end unit looks directly south and east into Griffith Woods. Vacant and easy to show this 2 bedroom, 2 bath condo has granite countertops, extended kitchen cabinets to the ceiling with a custom wine rack, flat painted ceilings, laminate floors and built in closet organizers in the master bedroom. The Wedgewoods are 3 concrete buildings with a gym and community room in Building 30, titled underground parking as well as plenty of visitor parking at ground level. This condo's parking stall has a full wire cage for storage. Backing on to Griffith Woods, this condo has its own wildlife sanctuary with deer roaming throughout the 93 acre protected reserve area located by the Elbow River. A hiker's paradise, you are 3 minutes from the Elbow River pathway system. Discovery Ridge is a quiet, secluded area with easy access to shopping, schools and city transit. It is like living in Canmore yet 15 minutes to downtown. Mount Royal University and the Rockyview Hospital are less than 10 minutes away and you can be out of the city and on your way to Banff in minutes. Amenities include a gym and community room in Building 30. The recently completed Calgary Ring Road gives you easy access to all quadrants of the city. The Discovery Ridge community area is located right behind the Wedgewoods with a children's playground, tennis courts, soccer fields, skating/hockey rink, basketball



court â€“ all maintained by the Discovery Ridge Community Association.

Built in 2005

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2262293          |
| Price          | \$525,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,317             |
| Acres          | 0.00              |
| Year Built     | 2005              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 332, 10 Discovery Ridge Close Sw |
| Subdivision | Discovery Ridge                  |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T3H 5X3                          |

### Amenities

|                |                                                                                                                                                             |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Park, Parking, Party Room, Playground, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                                                                                           |
| Parking        | Heated Garage, Off Street, Parkade, Secured, See Remarks, Stall, Titled, Underground                                                                        |
| # of Garages   | 1                                                                                                                                                           |

### Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Recreation Facilities, Storage |
|-------------------|----------------------------------------------------------------------------------------------------|

|                 |                                                                                                                                        |
|-----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Electric Oven, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, See Remarks, Washer/Dryer, Window Coverings |
| Heating         | Baseboard, Boiler, Hot Water, Natural Gas, Fireplace Insert                                                                            |
| Cooling         | None                                                                                                                                   |
| Fireplace       | Yes                                                                                                                                    |
| # of Fireplaces | 1                                                                                                                                      |
| Fireplaces      | Gas                                                                                                                                    |
| # of Stories    | 5                                                                                                                                      |

## Exterior

|                   |                            |
|-------------------|----------------------------|
| Exterior Features | Balcony                    |
| Roof              | Flat, Membrane             |
| Construction      | Stone, Stucco, See Remarks |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 16                 |
| Zoning         | DC (pre 1P2007)    |
| HOA Fees       | 325                |
| HOA Fees Freq. | ANN                |

## Listing Details

|                |                     |
|----------------|---------------------|
| Listing Office | Calgary West Realty |
|----------------|---------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.