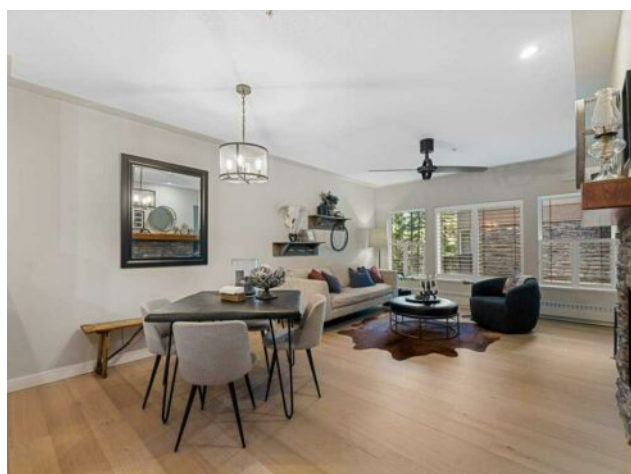


112, 30 Discovery Ridge Close SW
Calgary, Alberta

MLS # A2250874



\$328,800

Division:	Discovery Ridge		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	807 sq.ft.	Age:	2007 (18 yrs old)
Beds:	1	Baths:	1
Garage:	Covered, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, See Remarks	Sewer:	-
Roof:	-	Condo Fee:	\$ 407
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Storage		

Inclusions: N/A

SERENE EXPOSURE | RENOVATED UNIT | ALL NEW APPLIANCES | HARDWOOD FLOORING | 807 SQFT CONDO | 1-BEDROOM + DEN | ELEVATED AND SECURE FLOOR ACCESS | TITLED PARKING | HEATED PARKADE | WELL-MANAGED COMPLEX | LOW CONDO FEES INCLUDE EVERYTHING | PETS ALLOWED WITH APPROVAL | GAS HOOKUP FOR BBQ | GAS FIREPLACE

Welcome to The Wedgewoods of Discovery Ridge! This updated 807 sq. ft. 1-bed + den condo offers a serene retreat with private, elevated exposure onto green space. The open layout includes a spacious bedroom, 4-pc bath, and a versatile den—perfect for a home office. Renovations feature hardwood floors, California shutters, updated lighting, fresh paint, phantom screen, and new appliances: Bosch dishwasher, LG “Pro Bake” oven, LG “ThinQ” washer/dryer, LG fridge, and LG microwave hood fan. Condo fees are impressively low and include ALL utilities (electricity, gas, water, sewer). Enjoy a titled heated underground stall, visitor parking, bike racks, plus fitness centre (just down the hall), party room, and outdoor tennis/sport courts. Step outside into 93 acres of Griffith Woods for year-round walking, biking, and nature escapes. Known as one of Calgary’s best-managed complexes, The Wedgewoods offers outstanding value, peace of mind, and convenience—minutes to Westhills shopping, downtown, or quick mountain getaways. A rare opportunity for buyers seeking lifestyle, location, and lasting value!