



DON'T GAMBLE WITH YOUR HOME.  
**RE/MAX JACK**  
OUELLETTE  
ASSOCIATE

780-831-7725  
jackadmin@gpremax.com

518, 30 Discovery Ridge Close SW  
Calgary, Alberta

MLS # A2261593



**\$319,800**

|           |                                           |        |                   |
|-----------|-------------------------------------------|--------|-------------------|
| Division: | Discovery Ridge                           |        |                   |
| Type:     | Residential/High Rise (5+ stories)        |        |                   |
| Style:    | Apartment-Single Level Unit               |        |                   |
| Size:     | 791 sq.ft.                                | Age:   | 2007 (18 yrs old) |
| Beds:     | 1                                         | Baths: | 1                 |
| Garage:   | Heated Garage, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                         |        |                   |
| Lot Feat: | -                                         |        |                   |

|             |                                                               |            |                 |
|-------------|---------------------------------------------------------------|------------|-----------------|
| Heating:    | Baseboard, Electric                                           | Water:     | -               |
| Floors:     | Carpet, Ceramic Tile                                          | Sewer:     | -               |
| Roof:       | -                                                             | Condo Fee: | \$ 375          |
| Basement:   | -                                                             | LLD:       | -               |
| Exterior:   | Concrete                                                      | Zoning:    | DC (pre 1P2007) |
| Foundation: | Poured Concrete                                               | Utilities: | -               |
| Features:   | Breakfast Bar, Open Floorplan, See Remarks, Walk-In Closet(s) |            |                 |

Inclusions: Call Seller Directly

Click brochure link for more details. 1 Brdm + Den (bigger than other 1 Bdrms, Bldr. Size of 790 sqft) in Bldg 30 on sought-after TOP FLOOR! No neighbour on one side\* (\*i.e. MORE QUIET). Partial tree view from balcony. East facing (\*not towards parking lot or street). Open floor plan, brown stained maple kitchen cabinets w/ raised eating bar in matching color, ceramic top stove, fridge w/chilled/filtered water dispenser, dishwasher, all in S.S. Spacious living room w/ large windows, stone faced gas fireplace, nice balcony. Nice bathroom w/ stand alone shower and big soaking tub. Good size bdrm w/ walk-in closet. Laundry closet w/ stacked Washer & Dryer. Enjoy the great outdoors at Griffith Woods Reserve. Easy access to DT, Mt Royal College, Westhills mall, Westside Rec. centre. Parking: 1 TITLED stall (underground, heated) very well located. Bldg#30 has Rec. room w/ billiard, and Gym room. Condo Fees: \$375/mth. includes Heating, Water, Electricity, Underground parking, BBQ Gas, Garbage, Bldg maintenance, landscaping and snow removal. The Wedgewoods is a Pet Friendly Community.