

\$497,900 - 527, 10 Discovery Ridge Close Sw, Calgary

MLS® #A2269971

\$497,900

2 Bedroom, 2.00 Bathroom, 1,031 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

"Welcome to our Tree House" is the slogan hanging above the South and West facing Penthouse windows, which offer breath taking views of Griffith Woods and the Elbow River Valley. This 2 bedroom, 2 bath 1031 square foot, totally renovated condo, is in pristine condition. Upgrades include Engineered wood floors, granite counter tops, new lighting fixtures, built in shelving in the ensuite walk in closet, new baseboards and trim, a rock faced gas fireplace with mantle, and all the appliances have been replaced. The Wedgewoods is a concrete structure with condo fees that include all utilities including electricity. The condo's titled 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 next to 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 “ all maintained by the Discovery Ridge Community Association.

Built in 2005

Essential Information

MLS® #	A2269971
Price	\$497,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,031
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Penthouse
Status	Active

Community Information

Address	527, 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, Parking, Party Room, Recreation Facilities, Secured Parking, Snow Removal, Trash, Visitor Parking, Dog Run
Parking Spaces	1
Parking	Off Street, Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, See
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	Remarks, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Boiler, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, See Remarks, Other
# of Stories	5

Exterior

Exterior Features	Balcony
Roof	Flat Torch Membrane, See Remarks
Construction	Concrete, See Remarks, Stone, Stucco, Metal Frame

Additional Information

Date Listed	November 12th, 2025
Days on Market	7
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	Calgary West Realty
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