

**341, 20 Discovery Ridge Close SW**  
**Calgary, Alberta**

**MLS # A2290041**



**\$310,000**

<b>Division:</b>	Discovery Ridge		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	742 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 421
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub		

**Inclusions:** Curtains and rods, 1 shelf in the bathroom and 1 shelf in the bedroom.

Beautifully updated 1-bedroom condo in the quiet Wedgewoods complex in desirable Discovery Ridge, just steps from parks, shops, walking paths, and the scenic Elbow River. This bright west facing unit features 9’ ceilings and numerous upgrades completed in fall of 2023 including new luxury carpet, wood luxury vinyl flooring, fresh paint on the walls and ceiling, quartz countertops, new kitchen tile, stainless steel appliances, new sinks and faucets in the kitchen and bathroom, new toilet, and a garburator. The gas fireplace was professionally cleaned in 2023 and the in-suite laundry was serviced in December 2025. Includes a titled secure underground parking stall. Condo fees include all utilities, making this an excellent opportunity for first-time buyers or investors. Book your showing today!