

# \$819,900 - 134 Discovery Drive Sw, Calgary

MLS® #A2192809

**\$819,900**

2 Bedroom, 3.00 Bathroom, 1,701 sqft

Residential on 0.03 Acres

Discovery Ridge, Calgary, Alberta

BEAUTIFUL AIR CONDITIONED ESTATE STYLE END UNIT TOWNHOUSE IN GRIFFITH POINTE.... ONE OF THE BEST LOCATIONS IN THE COMPLEX!!! . This original owner home shows like new. Offering many builder upgrades. Amazing bright kitchen, under counter lighting, high ceilings, upgraded appliances including built-in oven, gas stove, hood fan, dishwasher and built-in microwave. 8ft solid core interior doors, Engineered hardwood plank flooring through out. The kitchen countertops and appliances were upgrades. Large dining area with double sliding doors leading to the deck. The living room has a gas fireplace, attached wall mount TV is included. Upstairs features 2 large bedrooms each with their own ensuites, double sinks, under cabinet lighting and walk in closets with built-ins. Separate laundry room with built-in cabinets. Double oversize garage is drywalled and insulated. The garage also has a power storage shelving unit. (\$3500). Discovery Ridge is a very desirable community with walking paths and easy access to Griffith Park and shops. Minutes to the new Ring Road.

Built in 2022

## Essential Information

MLS® # A2192809

Price \$819,900



|                |               |
|----------------|---------------|
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,701         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 134 Discovery Drive Sw |
| Subdivision | Discovery Ridge        |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3H 6E9                |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | None                              |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Attached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                        |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Central Air Conditioner, Oven-Built-In |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Basement          | None   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, BBQ gas line              |
| Lot Description   | Corner Lot, Landscaped, Cul-De-Sac |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Brick      |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 90                 |
| Zoning         | M-G                |
| HOA Fees       | 325                |
| HOA Fees Freq. | ANN                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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