

**318, 30 Discovery Ridge Close SW
Calgary, Alberta**

MLS # A2173324



\$315,000

Division:	Discovery Ridge		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	791 sq.ft.	Age:	2007 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 376
Basement:	-	LLD:	-
Exterior:	Concrete, Metal Frame, Stone, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Recreation Facilities, See Remarks, Soaking Tub		

Inclusions: Call seller directly

Click brochure link for more details** Experience luxury living in the heart of Southwest Calgary's prestigious Discovery Ridge. Nestled in the highly sought-after Wedgewoods of New Discovery, this RENOVATED corner unit condo offers an unparalleled blend of high-end finishes, nature-infused living, and premium amenities. Positioned just steps from Griffin Woods Park, you'll feel like you're living in a Banff or Canmore retreat, while remaining close to all the conveniences Calgary has to offer. Key Features that Sets Château 318 Apart: Spacious 863 sq. ft. (builder plan) layout featuring 1 bedroom + den and a walk-in closet in the primary bedroom. Steel and concrete construction, providing superior soundproofing and a serene atmosphere. Recently refinished level three Brazilian cherry hardwood floors (valued at \$4800) and freshly painted walls, baseboards, and trim (valued at \$3200)—move-in ready and dripping in luxury! A rare gas fireplace, perfect for cozy winter evenings, alongside a massive soaker tub and separate shower—features almost unheard of in condo living. Corner unit privacy: Enjoy the peace and quiet with only one shared wall and ample natural light. Pet-friendly building with a titled underground parking stall for secure and convenient access. Unmatched Building and Community Perks: Fitness facility and games room right on site, plus security services patrolling the premises for your peace of mind. Steps away from Griffin Woods Park: Immerse yourself in nature with endless hiking trails, wildlife, and stunning views, all at your doorstep. Whether it's a morning walk or an evening run, this park is your backyard. Convenient access to West Hills and Signal Hill Centre, offering a wide variety of shopping, dining, and entertainment options, all within a short drive. Unlike the other condo units,

Château 318 offers top-tier upgrades, including newly refinished luxury flooring, a gas fireplace, and spa-like bathroom finishes that outshine typical condos. And don’t overlook the unbeatable third-floor location, giving you elevated compared to the lower-priced main-floor units.