

# \$659,000 - 402, 10 Discovery Ridge Hill Sw, Calgary

MLS® #A2270328

**\$659,000**

3 Bedroom, 3.00 Bathroom, 1,644 sqft

Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Welcome to this stunning Discovery Ridge Townhouse style condo offering over 1,600 sq. ft. of thoughtfully designed living space. Backing onto peaceful green space, this property perfectly blends comfort, style, and location.

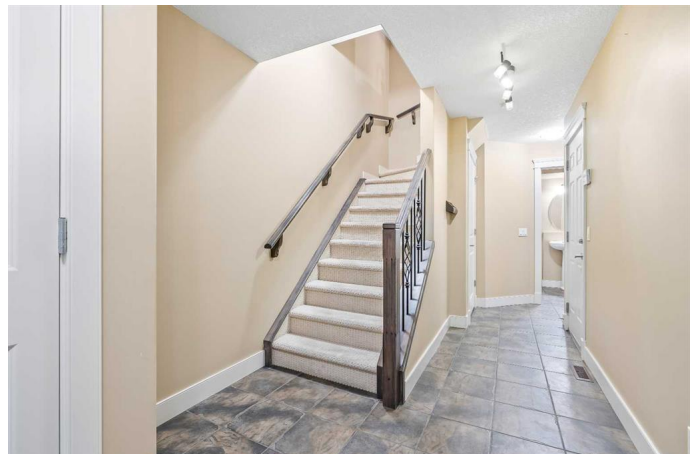
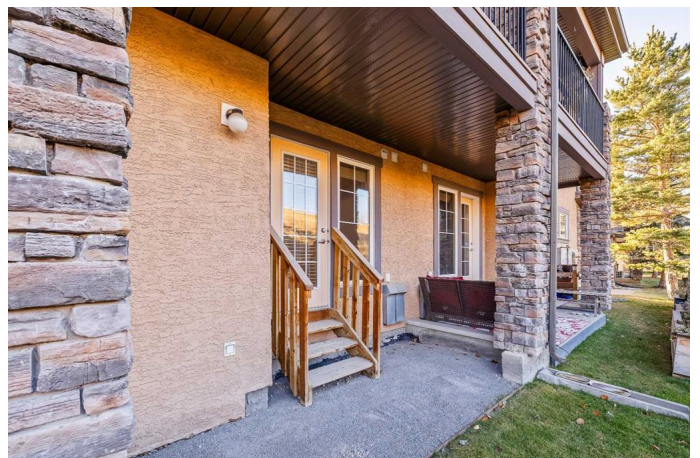
Features include a gorgeous kitchen with granite countertops, a bright and spacious living room, and a cozy sitting area with a fireplace framed by large, picturesque windows that capture the natural surroundings.

The unique main level hosts a bedroom/office with a full bathroom and access to the lower patio leading to the green space. Upstairs you'll find 2 comfortable bedrooms and 2 full bathrooms, including a spacious primary suite .

The basement provides ample storage space and offers great potential for a future media or recreation room.

Enjoy outdoor living year-round with access to Griffith Woods Park, tennis facilities, hockey rinks, and scenic walking paths just steps from your door. Additional features include a Ring doorbell, NEST Smart Home thermostat, and a double attached garage.

With its tranquil setting and close proximity to shopping, restaurants, and the Elbow River, this Discovery Ridge gem offers the perfect



balance of urban convenience and natural beauty.

Don't miss your chance to call this beautiful property home!

Built in 2006

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2270328      |
| Price          | \$659,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 3             |
| Square Footage | 1,644         |
| Acres          | 0.00          |
| Year Built     | 2006          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                                 |
|-------------|---------------------------------|
| Address     | 402, 10 Discovery Ridge Hill Sw |
| Subdivision | Discovery Ridge                 |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T3H 5X2                         |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Snow Removal, Visitor Parking |
| Parking Spaces | 2                             |
| Parking        | Double Garage Attached        |
| # of Garages   | 2                             |

### Interior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Interior Features | Built-in Features, High Ceilings, Vaulted Ceiling(s)          |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Microwave Hood Fan, |

|                 |                                                        |
|-----------------|--------------------------------------------------------|
|                 | Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                |
| Cooling         | None                                                   |
| Fireplace       | Yes                                                    |
| # of Fireplaces | 1                                                      |
| Fireplaces      | Gas                                                    |
| Has Basement    | Yes                                                    |
| Basement        | Partial                                                |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Balcony, Lighting                                              |
| Lot Description   | Backs on to Park/Green Space, Low Maintenance Landscape, Other |
| Roof              | Asphalt Shingle                                                |
| Construction      | Stucco                                                         |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | November 13th, 2025 |
| Zoning         | DC (pre 1P2007)     |
| HOA Fees       | 325                 |
| HOA Fees Freq. | ANN                 |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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