

# \$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	76
Zoning	M-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.