

# \$799,900 - 134 Discovery Drive Sw, Calgary

MLS® #A2192809

**\$799,900**

2 Bedroom, 3.00 Bathroom, 1,701 sqft  
Residential on 0.03 Acres

Discovery Ridge, Calgary, Alberta

\*\*\* OPEN HOUSE SATURDAY JUNE 7th  
FROM 1 - 3pm\*\*\*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 other specialty  
shops.

Built in 2022

## Essential Information

MLS® #                      A2192809



|                |               |
|----------------|---------------|
| Price          | \$799,900     |
| 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        | Central Air Conditioner, Oven-Built-In, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Range Hood, Washer, Window Coverings |
| 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, Cul-De-Sac, Landscaped |
| Roof              | Asphalt Shingle                    |
| Construction      | Brick, Concrete, Vinyl Siding      |
| Foundation        | Poured Concrete                    |



Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 129                |
| Zoning         | M-G                |
| HOA Fees       | 325                |
| HOA Fees Freq. | ANN                |

Listing Details

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

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