

\$999,990 - 327 Discovery Place Sw, Calgary

MLS® #A2249237

\$999,990

5 Bedroom, 4.00 Bathroom, 2,356 sqft
Residential on 0.11 Acres

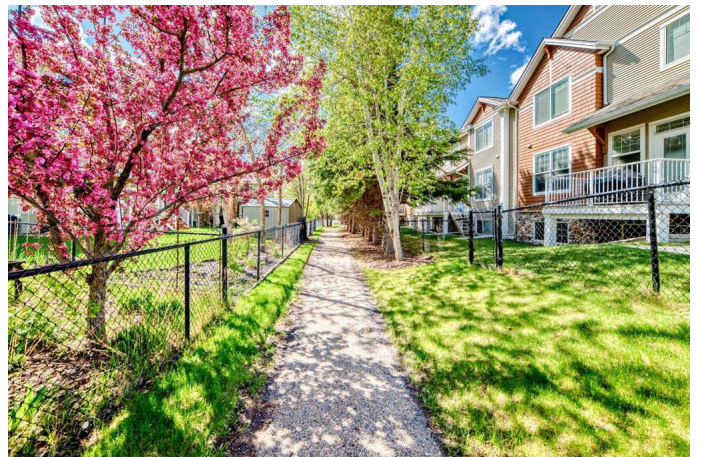
Discovery Ridge, Calgary, Alberta

A rare opportunity in the heart of Discovery Ridge – this beautifully maintained two-storey walkout with a fully legal basement suite is tucked away on a quiet cul-de-sac, just steps from the trails of Griffith Woods Park. Offering over 3,400 sq.ft. of thoughtfully designed living space, this home seamlessly blends comfort, flexibility, and lifestyle – perfect for families, multi-generational living, or generating extra income.

The main level welcomes you with a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout designed for both daily life and memorable entertaining. The kitchen was fully renovated in 2024, showcasing sleek quartz countertops and an expanded, highly functional design. A sun-filled dining nook opens to a west-facing deck with a new covered pergola – ideal for evening gatherings or quiet sunset retreats.

Upstairs, the expansive primary suite features vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with an oversized tiled shower, double vanities, and a dedicated makeup counter. Two additional spacious bedrooms and a 4-piece bath complete the upper level.

The fully finished walkout lower level is a true standout – a self-contained legal 2-bedroom suite with a separate address (327R Discovery Place SW), renovated kitchen, living area, full



bath, and private entrance. Perfect as a mortgage helper, for extended family, or for long-term rental income — few homes in Discovery Ridge offer this rare level of flexibility and value.

Additional upgrades include: new furnace (2020), central A/C, new washer & dryer, and an EV charger in the double attached garage.

Living in Discovery Ridge means more than owning a beautiful home — it’s embracing a lifestyle. Enjoy forested morning walks, bike the scenic Griffith Woods trails, or relax courtside at the community’s tennis and pickleball facilities. With top-rated schools nearby and quick access to Stoney and Glenmore Trail, you’re minutes to downtown or the mountains.

This is an unmatched opportunity — a turnkey walkout home with a legal suite, recent renovations, and a location that perfectly captures the essence of Calgary living. Book your private showing today and experience it for yourself!

Built in 2000

Essential Information

MLS® #	A2249237
Price	\$999,990
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached

Style 2 Storey
Status Active

Community Information

Address 327 Discovery Place Sw
Subdivision Discovery Ridge
City Calgary
County Calgary
Province Alberta
Postal Code T3H4N7

Amenities

Amenities Park, Playground, Racquet Courts
Parking Spaces 4
Parking Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
of Garages 2

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Oven, Range Hood, Refrigerator, See Remarks, Washer
Heating Fireplace(s), Forced Air, Natural Gas
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Basement, Family Room, Gas
Has Basement Yes
Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Balcony, Private Yard, Storage
Lot Description Cul-De-Sac, No Neighbours Behind, Flag Lot
Roof Asphalt
Construction Vinyl Siding, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed August 16th, 2025

Days on Market	5
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

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