

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

MLS® #A2270328

\$659,000

3 Bedroom, 3.00 Bathroom, 1,744 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.

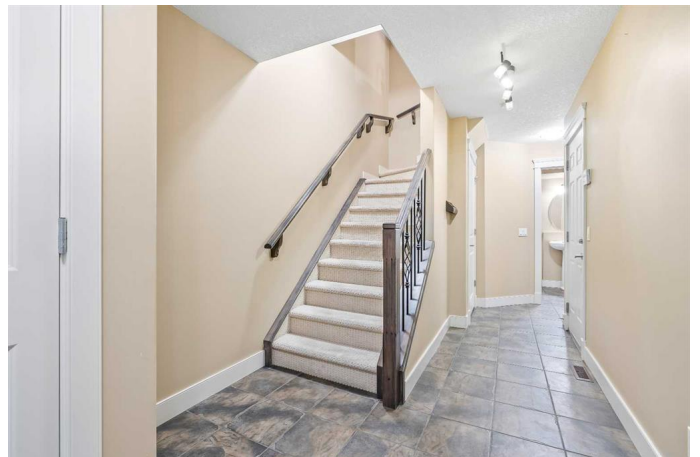
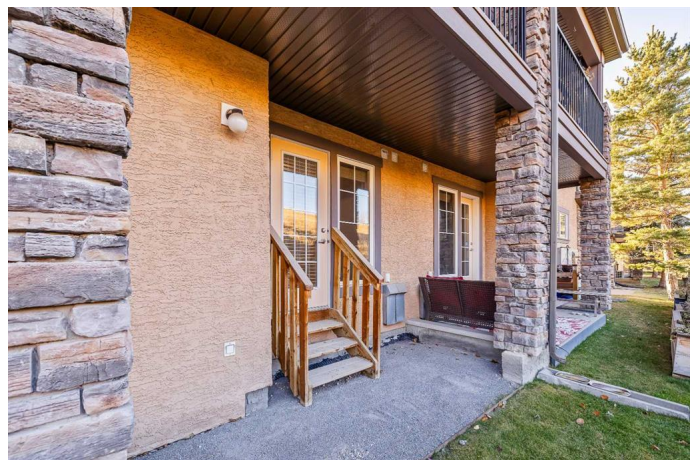
Features include a gorgeous kitchen with granite countertops, a bright and spacious living room, and a cozy sitting area with a fireplace framed by large, picturesque windows that capture the natural surroundings.

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	1,744
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	Visitor Parking, Snow Removal
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
Days on Market	1
Zoning	DC (pre 1P2007)
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

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

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.