

# \$775,000 - 134 Discovery Drive Sw, Calgary

MLS® #A2237690

## \$775,000

2 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0.03 Acres

Discovery Ridge, Calgary, Alberta

This end unit townhome, with a south and west exposure and a view of the Tsuu T'ina hills, is bathed in the warmth of the sun, morning through early evening – BRIGHT & WARM - STUNNING! Just three years young, at the end of the drive and a short walk to the wilds of Griffith Woods and the Elbow River valley, a FANTASTIC LOCATION! This home measures 1773 sq ft above grade, with an attached two car garage, shows like new and is available for immediate possession. Highlights here include 9'™ ceilings on all three levels, 8'™ solid core doors, wideplank vinyl flooring through the main level, designer lighting and window coverings, a kitchen featuring a gas cooktop and wall oven and a center island breakfast bar, quartz countertops throughout and Central A/C. The entrance and garage access share a generous foyer/mud room. The main level easily accommodates a living room, large dining space, a fantastic kitchen and access to a large deck for your summer dinners. The third level offers two bedrooms, each with en suites and walk-in closets – NICE! This is a great location in Discovery, surrounded by estate homes and providing easy access in and out of the community. CALL TODAY TO VIEW!

Built in 2021

## Essential Information

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|                |               |
|----------------|---------------|
| Price          | \$775,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,773         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| 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      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Double Vanity, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)                                                        |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Oven-Built-In |
| Heating           | Forced Air                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                        |
| Fireplaces        | Gas                                                                                                                                                      |
| Basement          | None                                                                                                                                                     |

**Exterior**

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Other                   |
| Lot Description   | Rectangular Lot         |
| Roof              | Asphalt Shingle         |
| Construction      | Brick, Composite Siding |
| Foundation        | Poured Concrete         |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 7th, 2025 |
| Days on Market | 54             |
| Zoning         | M-G            |
| HOA Fees       | 315            |
| HOA Fees Freq. | ANN            |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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