

# \$975,000 - 327 Discovery Place Sw, Calgary

MLS® #A2249237

## \$975,000

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

Discovery Ridge, Calgary, Alberta

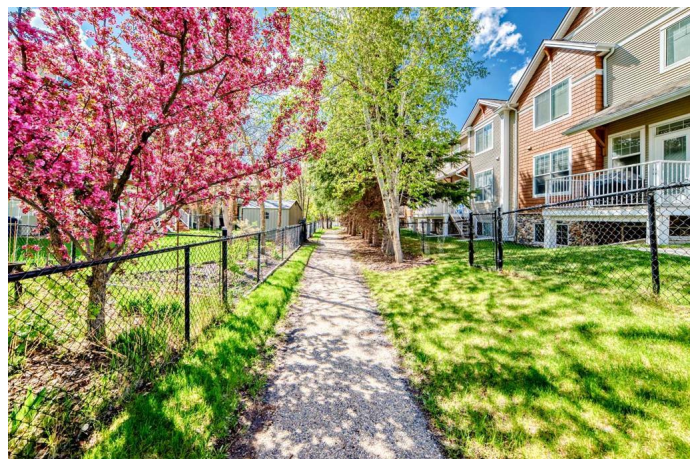
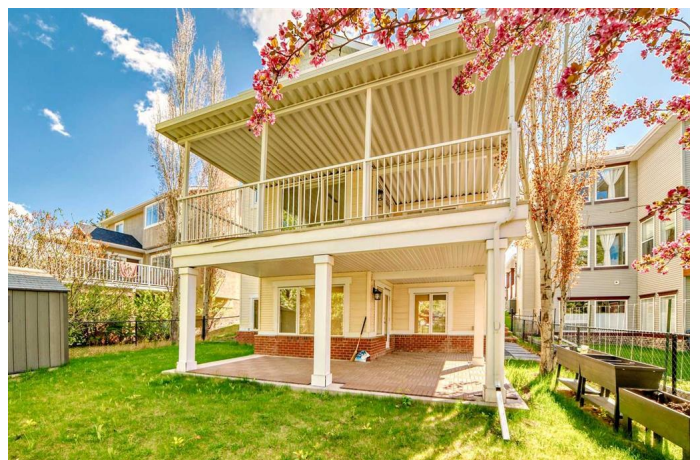
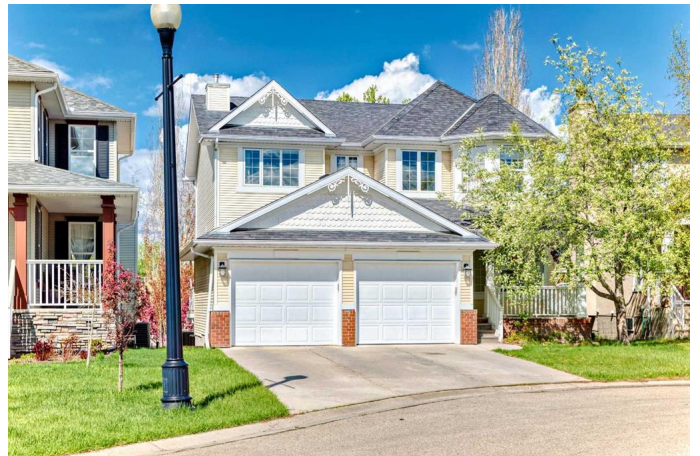
Now offered at \$975,000 – this is your opportunity to own a fully finished walkout in the heart of Discovery Ridge, complete with a legal basement suite and thoughtful updates throughout.

Tucked away at the end of a quiet cul-de-sac, just steps from the scenic trails of Griffith Woods Park, this two-storey home offers over 3,400 sq.ft. of developed living space. Designed for comfort and flexibility, it's ideal for families or multi-generational living.

Enjoy the convenience of quick access to Stoney Trail, yet experience surprising tranquility – the backyard and interior remain remarkably peaceful and private, with no direct road exposure.

The main floor welcomes you with a dramatic 18-ft vaulted foyer, hardwood floors, and a light-filled open layout. The kitchen was fully renovated in 2024, featuring quartz countertops, reconfigured cabinetry, and improved flow. The dining nook opens to a west-facing deck with a brand-new covered pergola – perfect for relaxing in the evening sun.

Upstairs, the expansive primary suite offers vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower and dual vanities. Two more bedrooms and a 4-piece



bath complete the upper level.

The fully developed walkout basement includes a self-contained legal suite (with its own address: 327B Discovery Place SW) featuring two bedrooms, full kitchen, living area, bathroom, and separate entrance – ideal for extended family or future flexibility.

Additional highlights: New furnace (2020), central A/C, LED lighting, EV charger, and newer washer/dryer.

Enjoy Discovery Ridge living at its finest – a nature-rich community surrounded by forested trails, parks, tennis and pickleball courts, and top-rated schools. With fast access to major routes and city amenities, this location truly offers the best of both worlds.

Book your private tour today – this is a rare and valuable opportunity in one of Calgary’s most sought-after communities.

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249237    |
| Price          | \$975,000   |
| 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        | Family Room, Gas, Basement                                                                                 |
| Has Basement      | Yes                                                                                                        |
| Basement          | Finished, Full, Exterior Entry, 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 | 62                |
| Zoning         | R-G               |
| HOA Fees       | 325               |
| HOA Fees Freq. | ANN               |

Listing Details

Listing Office                    eXp Realty

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