\$629,900 - 74 Discovery Heights Sw, Calgary

MLS® #A2185837

\$629,900

3 Bedroom, 3.00 Bathroom, 1,589 sqft Residential on 0.00 Acres

Discovery Ridge, Calgary, Alberta

Open House this Sunday - 12-3, April 13, 2025 Location, location, LOCATION! Private, treed townhome adjacent to walking trails in Griffin Park Environmental Reserve and Elbow River with all the amenities of Discovery Ridge, which include tennis courts, a hockey rink and soccer field, skating rink and a shopping area. The home has over 2100 square feet of living space with 3 generous bedrooms upstairs; an ensuite and walk-in closet in the primary bedroom, plus another full bathroom. The main floor living room features a cozy gas fireplace, open kitchen and dining area. All NEW kitchen appliances plus plenty of cupboard space, an L-Shape island with eating bar and access to the deck and private, treed, back yard. Also on the main floor is an office space facing the front of the home and ½ bathroom and large laundry closet. Please note: the washer/dryer may be downstairs now, but can easily be moved upstairs for accessibility. Downstairs has a large developed area available for a gym, home theater etc. and has bright full sized windows to the back yard and tons of storage. Recent upgrades include brand new vinyl flooring on all three floors, a brand new refrigerator, and a range, dishwasher, and hot water tank all new within the past 3 years. The two car garage is attached with two more parking spaces outside. Easy 20 minute drive to downtown, quick access to Stoney Trail, Glenmore Trail. Sarcee Trail, and Springbank. There is a shuttle bus at 69 St. to the Westhills Recreation Centre and the LRT. The property







is professionally managed and well maintained, and includes snow removal, grass cutting, landscaping and waste disposal. A quiet nature lover's neighborhood with estate homes across the street. A great home for a family or a long term investment with fabulous accessibility to all of Calgary via the 201!

Built in 2000

Essential Information

MLS® # A2185837

Price \$629,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2
Half Baths 1

Square Footage 1,589

Acres 0.00

Year Built 2000

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 74 Discovery Heights Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4Y6

Amenities

Amenities Playground, Recreation Facilities, Snow Removal, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Off Street

of Garages 2

Interior

Interior Features Ceiling Fan(s), High Ceilings, Kitchen Island, Storage, Closet

Organizers, Central Vacuum, No Smoking Home, Pantry

Appliances Dishwasher, Dryer, Microwave, Range Hood, Refrigerator, Stove(s),

Washer, See Remarks

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Other

Lot Description Cul-De-Sac, Backs on to Park/Green Space, Environmental Reserve,

Few Trees, Street Lighting

Roof Asphalt Shingle

Construction Wood Frame, Cedar, Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed January 27th, 2025

Days on Market 75

Zoning M-G d39

HOA Fees Freq. ANN

Listing Details

Listing Office TREC The Real Estate Company

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