

# \$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

OPEN HOUSE â€“ Sat July 19 (1-3pm) 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 â€“ 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 9â€™ ceilings on all three levels, 8â€™ 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 â€“ 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



MLS® #	A2237690
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, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
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      1  
Zoning                 M-G  
HOA Fees              315  
HOA Fees Freq.      ANN

## **Listing Details**

Listing Office         RE/MAX First

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