

\$889,870 - 122 Discovery Ridge Gardens Sw, Calgary

MLS® #A2257802

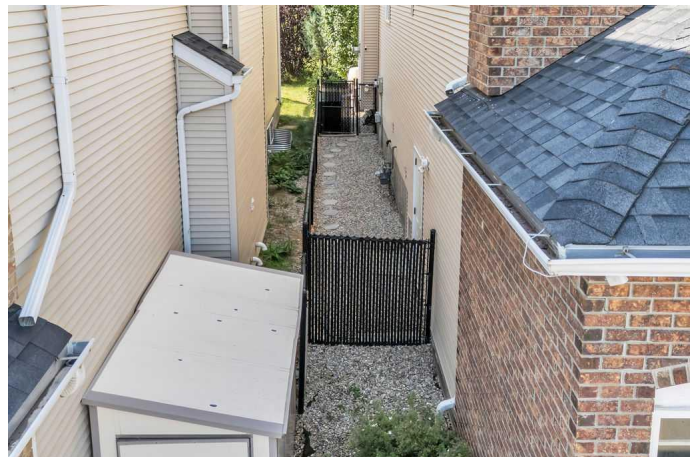
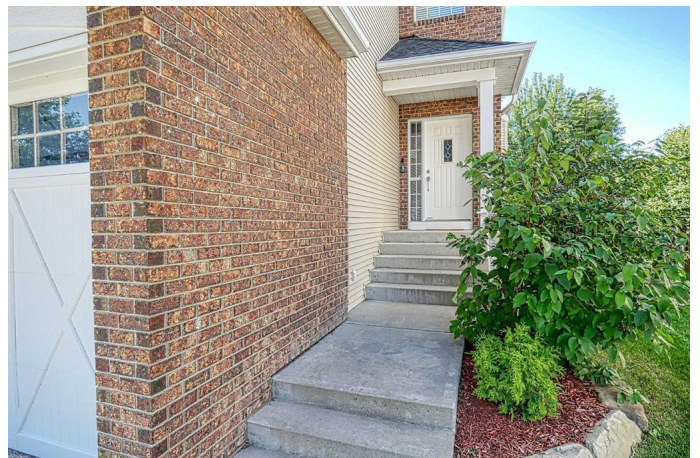
\$889,870

3 Bedroom, 3.00 Bathroom, 2,219 sqft

Residential on 0.10 Acres

Discovery Ridge, Calgary, Alberta

Welcome to Mother Nature's™ Neighbourhood, Discovery Ridge! And to your next home, designed for comfort, function, and everyday living; perfectly situated on a quiet street backing onto a green space and just steps from Griffith Woods, this popular Davenport floor plan makes smart use of space and feels both open and practical; inside you're™ welcomed by rich hardwood floors, 9'™ ceilings, and a versatile front dining room or den; the kitchen offers rich full-height cabinets with a matching hood fan, plenty of counter space and drawers, and a central island that's™ ideal for prep or gathering; it's™ a warm, inviting space that's™ ready for everyday cooking or entertaining; stainless-steel appliances include a smart fridge, built-in wall oven, and dishwasher (all new in 2025), plus a gas range cooktop and built-in microwave, while a walk-in pantry keeps everything organized; under and over-cabinet LED lighting adds both function and ambience, and the breakfast nook with wraparound windows overlooks the west-facing yard; the living room features a cozy gas fireplace, creating the perfect spot to unwind; tucked away from the kitchen you'll™ find a handy 2-piece bath along with the main floor laundry and mudroom; upstairs, the private primary retreat faces the park and includes a walk-in closet and a 5-piece ensuite with dual sinks, a large soaker tub, an updated oversized shower, all with peaceful green space views, plus a separate water closet; the



vaulted-ceiling bonus room is filled with natural light from expansive windows and is equipped to support surround sound systems, including side and rear in-ceiling speakers, ideal for immersive family movie or gaming nights, and CAT5 outlets on every level keep you seamlessly connected; two additional bedrooms and a full bathroom complete this level; the basement is unfinished but roughed in for a bathroom and ready for your design ideas; car enthusiasts will appreciate the fully finished, over-height garage with its 8' door, providing the flexibility of adding a lift, and hot and cold water taps for added convenience; outside, the west-facing backyard is a private oasis with a new deck and pergola (2024), built-in outdoor speakers, a new rundle stone lower patio for firepit evenings this fall, mature trees, and tranquil green space beyond; an outdoor garden outlet for patio lights makes it perfect for evening entertaining; an enclosed dog run with dog-door access adds everyday convenience for your "fur family"; Discovery Ridge is more than a neighbourhood, it's a lifestyle, nestled beside Griffith Woods where residents enjoy endless walking and biking trails surrounded by nature, yet still close to city conveniences; the community features boutique-style shopping, pickleball and tennis courts, an outdoor rink, playgrounds, and pathways throughout; it's a dog-friendly, active neighbourhood with a close-knit feel, all just 20 minutes from downtown for work or a night out.

Built in 2003

Essential Information

MLS® #	A2257802
Price	\$889,870
Bedrooms	3

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,219
Acres	0.10
Year Built	2003
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	122 Discovery Ridge Gardens Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5L6

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound
Appliances	Built-In Oven, Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Dog Run, Private Yard
Lot Description	Backs on to Park/Green Space, Landscaped, Pie Shaped Lot, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 20th, 2025
Days on Market	13
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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