

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

MLS® #A2257802

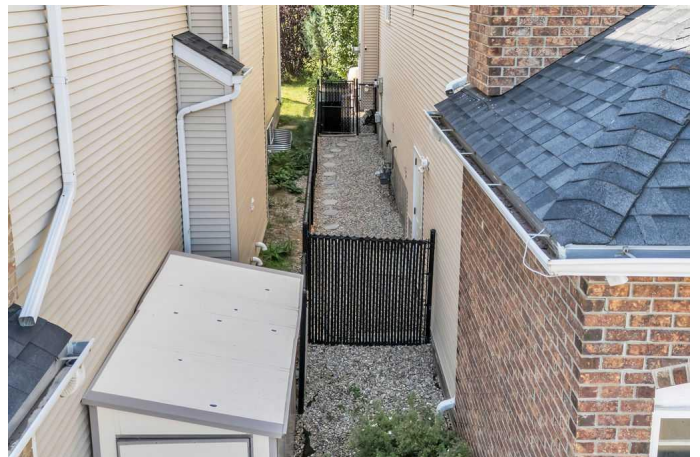
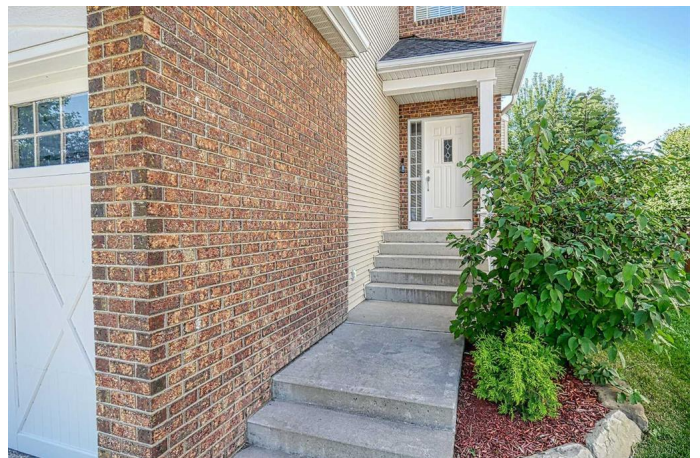
**\$889,870**

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 8â€™™ 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 â€˜fur familyâ€™™; Discovery Ridge is more than a neighbourhood, itâ€™™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; itâ€™™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, Dog Run Fenced In, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 20th, 2025
Days on Market	1
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	CIR Realty
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