\$749,900 - 140 Discovery Drive Sw, Calgary

MLS® #A2249856

\$749,900

3 Bedroom, 3.00 Bathroom, 1,702 sqft Residential on 0.02 Acres

Discovery Ridge, Calgary, Alberta

Step into modern elegance with this newly built corner-unit townhouse, perfectly situated in Griffith Pointe at Discovery Ridge. Perfectly positioned just steps from Griffith Woods, you'II enjoy sweeping valley views and endless kilometres of walking and biking trails. Within a quick 5–10 minute drive, you'II find quality schools, Westhills shopping, groceries, restaurants, and LRT access.

Designed for modern living, this home offers 3 bedrooms and 3 bathrooms with just over 1,700 sqft across a smart, stylish layout. The oversized double attached garage easily accommodates a large SUV and a second vehicle, while the entry level provides a bright, versatile flex spaceâ€"perfect for a gym, second office, or multipurpose room.

The main floor showcases a chef-inspired kitchen with built-in appliances, designer tile backsplash, and a spacious island with breakfast bar. The kitchen flows seamlessly into the living room, anchored by a cozy gas fireplace with custom built-ins, and a dining area enhanced by a custom buffet offering both beauty and storage. A private, door-closing office creates the ideal work-from-home retreat. Expansive sliding doors lead to a large west-facing balcony, where you can enjoy spectacular sunsets and host family and friends. A powder room and cleverly designed storage complete this level.







Upstairs, the primary suite feels like a private sanctuary with soaring vaulted ceilings, oversized windows overlooking the ravine, a walk-in closet, and a spa-like 5-piece ensuite featuring dual vanities and a soaker tub. With 2 additional bedrooms a full bathroom, plus an upstairs laundry room, add daily convenience.

Over \$30,000 in thoughtful upgrades make this home truly stand out: custom living room built-ins, a dining buffet, additional kitchen drawers, a dedicated office with sliding barn door and built-in desk, mirrored gym wall, and professional custom blackout window treatments.

Impeccably maintained and beautifully finished, this turn-key property offers an elevated lifestyle of comfort, functionality, and style in one of Calgary's most sought-after communities.

Built in 2021

Essential Information

MLS® # A2249856 Price \$749,900

Bedrooms 3

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,702 Acres 0.02

Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 140 Discovery Drive Sw

Subdivision Discovery Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 4N7

Amenities

Amenities Playground, Picnic Area, Racquet Courts

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance,

Storage, Walk-In Closet(s)

Appliances Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage

Control(s), Garburator, Gas Cooktop, Microwave, Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Basement None

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Brick, Mixed, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 20th, 2025

Days on Market 74
Zoning M-G
HOA Fees 325
HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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