

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

MLS® #A2249856

\$749,900

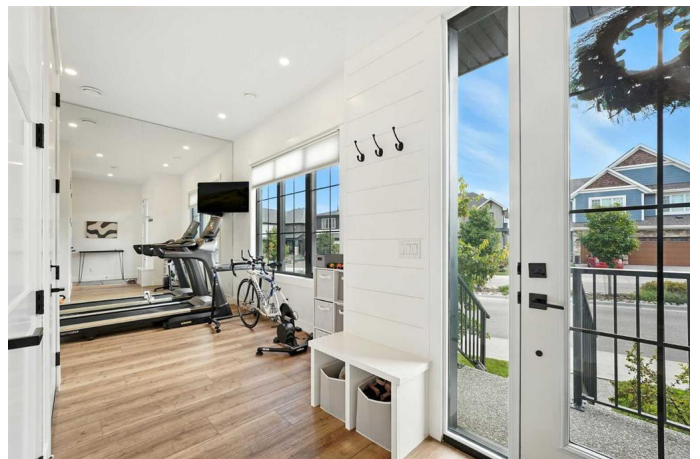
3 Bedroom, 3.00 Bathroom, 1,702 sqft
Residential on 0.02 Acres

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'll enjoy sweeping valley views and endless kilometres of walking and biking trails. Within a quick 5-10 minute drive, you'll 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 space—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, Racquet Courts, Picnic Area
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	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge
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, Vinyl Siding, Wood Frame, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	August 20th, 2025
Days on Market	60
Zoning	M-G
HOA Fees	325
HOA Fees Freq.	ANN

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â,,¢ MLSÂ® System. Pillar 9â,,¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.