

# \$975,000 - 327 Discovery Place Sw, Calgary

MLS® #A2249237

## \$975,000

5 Bedroom, 4.00 Bathroom, 2,356 sqft  
Residential on 0.11 Acres

Discovery Ridge, Calgary, Alberta

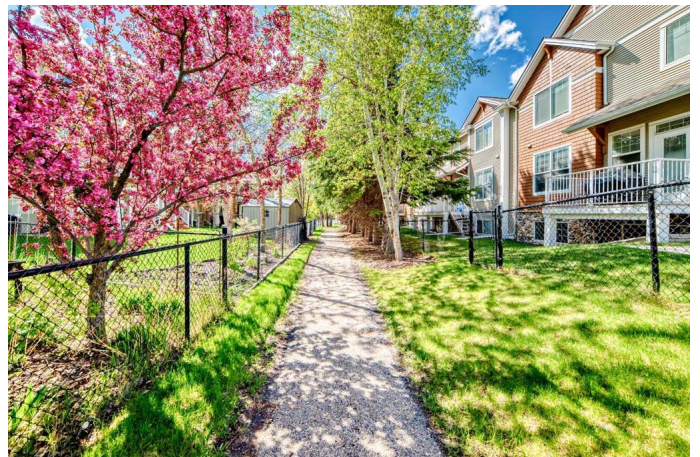
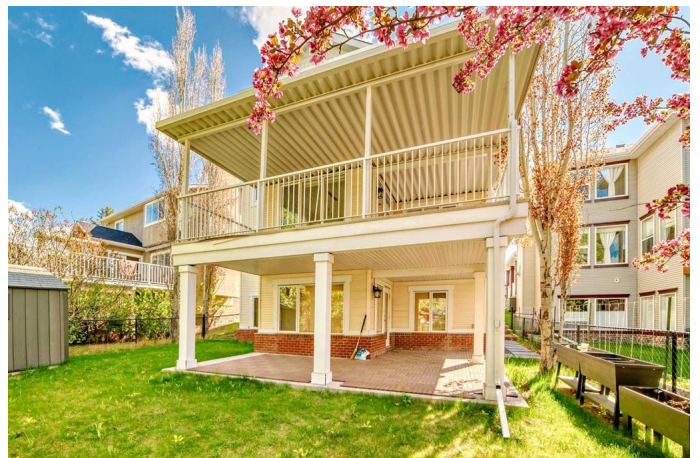
Now offered at \$975,000 – this is your opportunity to own a fully finished walkout in the heart of Discovery Ridge, complete with a legal basement suite and thoughtful updates throughout.

Tucked away at the end of a quiet cul-de-sac, just steps from the scenic trails of Griffith Woods Park, this two-storey home offers over 3,400 sq.ft. of developed living space. Designed for comfort and flexibility, it's ideal for families or multi-generational living.

Enjoy the convenience of quick access to Stoney Trail, yet experience surprising tranquility – the backyard and interior remain remarkably peaceful and private, with no direct road exposure.

The main floor welcomes you with a dramatic 18-ft vaulted foyer, hardwood floors, and a light-filled open layout. The kitchen was fully renovated in 2024, featuring quartz countertops, reconfigured cabinetry, and improved flow. The dining nook opens to a west-facing deck with a brand-new covered pergola – perfect for relaxing in the evening sun.

Upstairs, the expansive primary suite offers vaulted ceilings, a private flex/sitting area, dual walk-in closets, and a spa-inspired 5-piece ensuite with oversized tiled shower and dual vanities. Two more bedrooms and a 4-piece



bath complete the upper level.

The fully developed walkout basement includes a self-contained legal suite (with its own address: 327B Discovery Place SW) featuring two bedrooms, full kitchen, living area, bathroom, and separate entrance – ideal for extended family or future flexibility.

Additional highlights: New furnace (2020), central A/C, LED lighting, EV charger, and newer washer/dryer.

Enjoy Discovery Ridge living at its finest – a nature-rich community surrounded by forested trails, parks, tennis and pickleball courts, and top-rated schools. With fast access to major routes and city amenities, this location truly offers the best of both worlds.

Book your private tour today – this is a rare and valuable opportunity in one of Calgary’s most sought-after communities.

Built in 2000

**Essential Information**

MLS® #	A2249237
Price	\$975,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,356
Acres	0.11
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	327 Discovery Place Sw
Subdivision	Discovery Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H4N7

### **Amenities**

Amenities	Park, Playground, Racquet Courts
Parking Spaces	4
Parking	Double Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	2

### **Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Oven, Range Hood, Refrigerator, See Remarks, Washer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard, Storage
Lot Description	Cul-De-Sac, No Neighbours Behind, Flag Lot
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 16th, 2025
Days on Market	24
Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

**Listing Details**

Listing Office                    eXp Realty

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