

# \$1,035,000 - 327 Discovery Place Sw, Calgary

MLS® #A2224452

**\$1,035,000**

5 Bedroom, 4.00 Bathroom, 2,356 sqft

Residential on 0.11 Acres

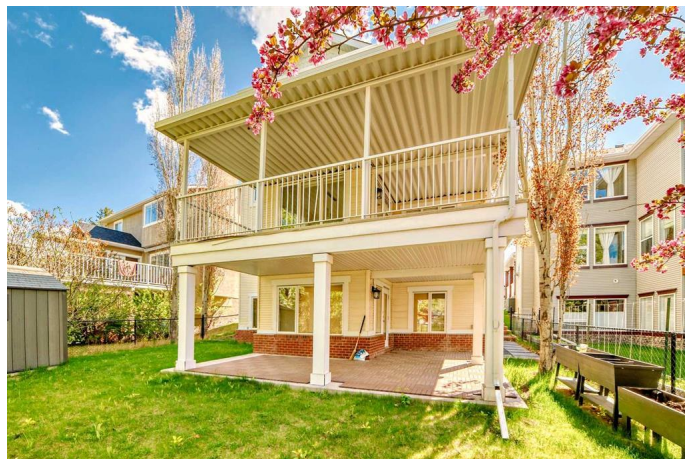
Discovery Ridge, Calgary, Alberta

A rare offering in the heart of Discovery Ridge, tucked away on a cul-de-sac, just steps from the trails of Griffith Woods Park. This beautifully maintained two-storey walkout features a fully legal basement suite and over 3,400 sq.ft. of thoughtfully designed living space – perfect for families, multi-generational living, or generating rental income.

The main floor showcases a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout ideal for both everyday life and entertaining. The kitchen was renovated in 2024, reimaged with sleek quartz countertops and a more open, highly functional layout. Adjacent to the bright dining nook is a west-facing deck with a new covered pergola – the perfect place to unwind with sunset views and fresh air.

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

The walkout lower level is a true differentiator – a fully self-contained legal 2-bedroom suite with a separate address (327B Discovery Place SW), a renovated kitchen, living area, full bathroom, and private entrance – ideal



for extended family, live-in nanny, or consistent rental income. Few homes in the area offer this level of flexibility and value.

Additional upgrades include: new furnace (2020), central A/C, LED lighting, new washer & dryer, and an EV charger in the double attached garage.

Living in Discovery Ridge means more than just a home – it’s a lifestyle. Surrounded by the natural beauty of Griffith Woods and the Elbow River, this community offers endless outdoor recreation, top-rated schools, tennis and pickleball courts, and quick access to Stoney Trail and Glenmore. Whether you're enjoying a peaceful morning walk in the forest, biking the scenic trails, or driving just minutes to Westhills or downtown, Discovery Ridge is where nature and convenience meet.

This is a truly unique opportunity – a turnkey walkout home with legal suite, recent renovations, and a location that defines what it means to live well in Calgary. Don’t miss your chance to experience it for yourself.

Built in 2000

**Essential Information**

MLS® #	A2224452
Price	\$1,035,000
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	No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Basement
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

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

### Additional Information

Date Listed	May 30th, 2025
Days on Market	39

Zoning	R-G
HOA Fees	325
HOA Fees Freq.	ANN

**Listing Details**

Listing Office            Greater Property Group

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