

# \$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

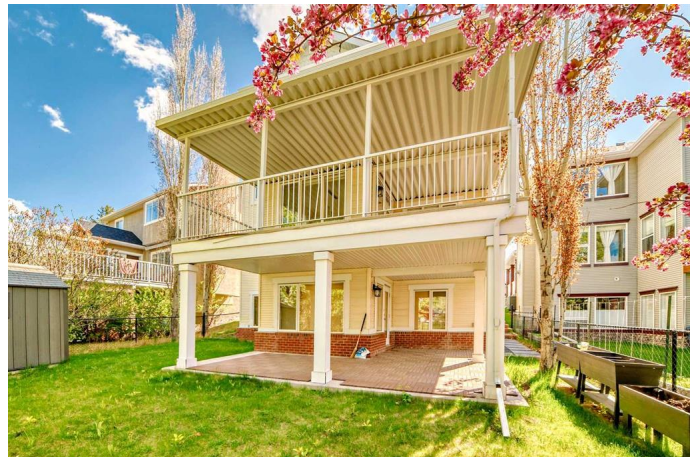
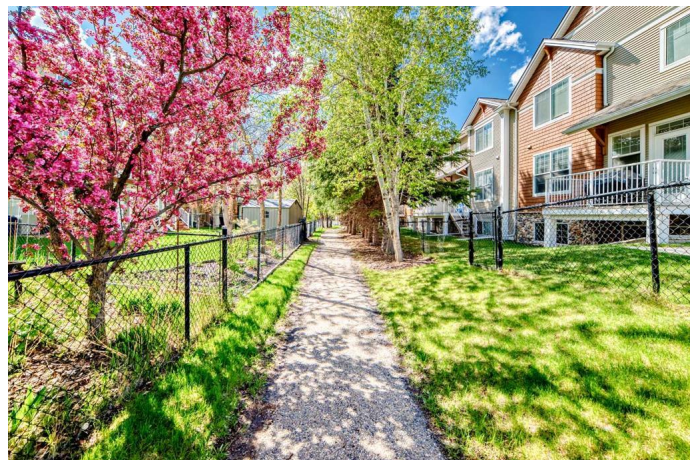
Discovery Ridge, Calgary, Alberta

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 â€” 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 â€” 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 â€” 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 â€” 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 | 29             |

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

**Listing Details**

Listing Office            Greater Property Group

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