

# \$999,990 - 327 Discovery Place Sw, Calgary

MLS® #A2249237

**\$999,990**

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

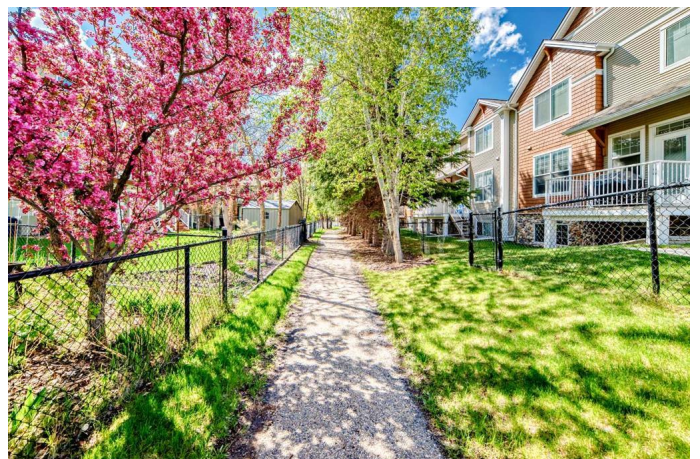
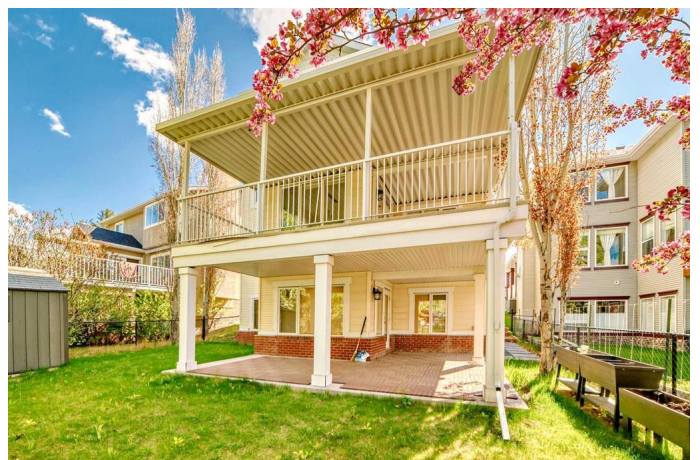
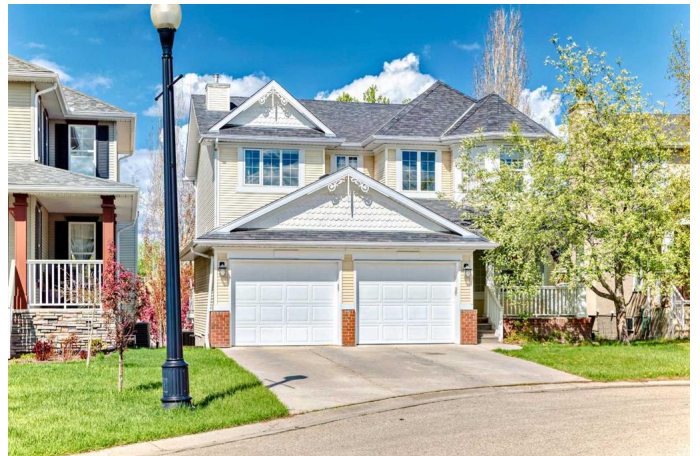
Discovery Ridge, Calgary, Alberta

A rare opportunity in the heart of Discovery Ridge â€” this beautifully maintained two-storey walkout with a fully legal basement suite is tucked away on a quiet cul-de-sac, just steps from the trails of Griffith Woods Park. Offering over 3,400 sq.ft. of thoughtfully designed living space, this home seamlessly blends comfort, flexibility, and lifestyle â€” perfect for families, multi-generational living, or generating extra income.

The main level welcomes you with a dramatic 18-ft vaulted foyer, warm hardwood floors, and an open-concept layout designed for both daily life and memorable entertaining. The kitchen was fully renovated in 2024, showcasing sleek quartz countertops and an expanded, highly functional design. A sun-filled dining nook opens to a west-facing deck with a new covered pergola â€” ideal for evening gatherings or quiet sunset retreats.

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

The fully finished walkout lower level is a true standout â€” a self-contained legal 2-bedroom suite with a separate address (327R Discovery Place SW), renovated kitchen, living area, full



bath, and private entrance. Perfect as a mortgage helper, for extended family, or for long-term rental income – few homes in Discovery Ridge offer this rare level of flexibility and value.

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

Living in Discovery Ridge means more than owning a beautiful home – it’s embracing a lifestyle. Enjoy forested morning walks, bike the scenic Griffith Woods trails, or relax courtside at the community’s tennis and pickleball facilities. With top-rated schools nearby and quick access to Stoney and Glenmore Trail, you’re minutes to downtown or the mountains.

This is an unmatched opportunity – a turnkey walkout home with a legal suite, recent renovations, and a location that perfectly captures the essence of Calgary living. Book your private showing today and experience it for yourself!

Built in 2000

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2249237    |
| Price          | \$999,990   |
| 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        | Basement, Family Room, Gas                                                                                 |
| 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 | 7   |
| Zoning         | R-G |
| HOA Fees       | 325 |
| HOA Fees Freq. | ANN |

**Listing Details**

Listing Office            eXp Realty

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