

# \$595,000 - 201, 40 Parkridge View Se, Calgary

MLS® #A2247393

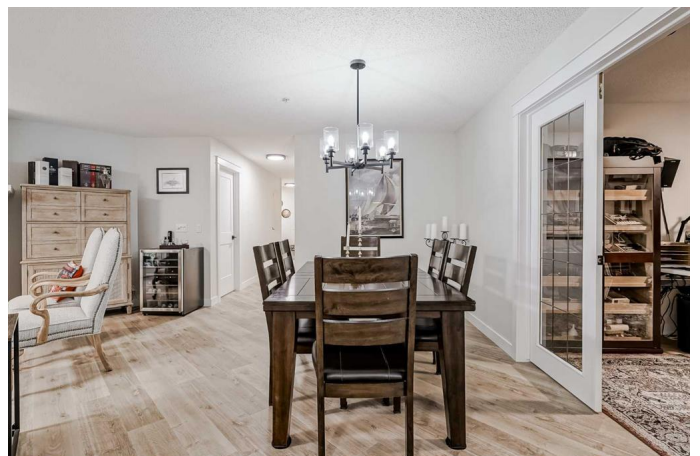
**\$595,000**

2 Bedroom, 2.00 Bathroom, 1,497 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

Discover a rare opportunity for elegant, tree-lined living in this exceptional corner unit. This sophisticated home, designed for both comfort and luxury, offers two bedrooms, a versatile den, and two full bathrooms. Step into a gourmet chef's kitchen, where exquisite granite countertops and a convenient pantry provide a perfect backdrop for culinary creation. The open-concept design flows into a spacious dining room, ideal for hosting grand family dinners and holiday gatherings. For more casual mornings, a separate breakfast nook offers a bright and intimate space to start your day. The living room is a sanctuary of warmth and light, centered around a cozy gas fireplace. French doors open to a private, west-facing balcony, offering a peaceful retreat among the surrounding trees and views of the adjacent park—a perfect spot for a morning coffee or an evening glass of wine. Retreat to the spacious king-size primary bedroom, complete with a lavish ensuite featuring double sinks and a generous walk-in closet. The second bedroom offers its own sense of privacy with a "cheater" door to the second full bathroom and a large walk-in closet. Practicality meets luxury with a dedicated in-suite laundry room and a private storage locker for all your seasonal items. The unit also includes a prime, conveniently located parking stall, with an additional rented stall for added flexibility. This is more than a home; it's a lifestyle of comfort, elegance, and tranquility.



Built in 2001

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2247393          |
| Price          | \$595,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,497             |
| Acres          | 0.00              |
| Year Built     | 2001              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 201, 40 Parkridge View Se |
| Subdivision | Parkland                  |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2J 7G6                   |

## Amenities

|                |                                                         |
|----------------|---------------------------------------------------------|
| Amenities      | Car Wash, Elevator(s), Parking, Party Room, Guest Suite |
| Parking Spaces | 1                                                       |
| Parking        | Parkade, Underground                                    |

## Interior

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                                              |
| Heating           | Baseboard, Fireplace(s)                                                                                                                    |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 1                                                                                                                                          |

|              |     |
|--------------|-----|
| Fireplaces   | Gas |
| # of Stories | 4   |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, BBQ gas line     |
| Construction      | Stone, Stucco, Wood Frame |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 11th, 2025 |
| Days on Market | 10                |
| Zoning         | M-C2 d82          |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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