

\$569,900 - 201, 40 Parkridge View Se, Calgary

MLS® #A2140063

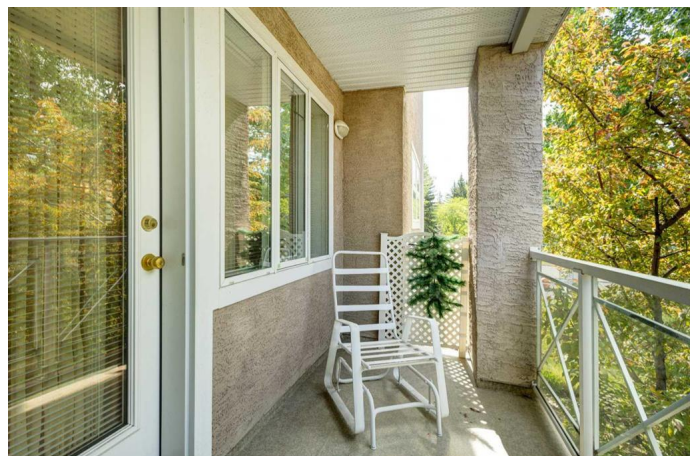
\$569,900

2 Bedroom, 2.00 Bathroom, 1,475 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

A rare opportunity to own this spectacular CORNER unit in the coveted EMERALD RIDGE complex, located in the heart of Parkland – one of Calgary’s most prestigious south communities! This condo apartment measures 1475 square feet – the largest units in the complex. There is only 4 of these units in the building and they rarely come available! This home features large windows on three sides, which provide natural light all day long! You’ll find a very large primary suite that offers a lovely ensuite w/dual sinks & oversized walk-in shower as well as a great sized walk in closet. Bedroom two is also very generous in size & has access through a cheater door to the main bath which offers a tub/shower combo. Your new home offers a private dining room behind French doors which could also be used as a den or home office. Your spacious living room features a cozy gas fireplace with tile & wood surround. Here you’ll find access to your private patio where you have views of mature trees & natural vistas. The kitchen is truly spectacular offering loads of crisp white cabinets, SS appliances, pantry, granite countertops, tons of prep space & breakfast bar. The breakfast room is adjacent & again – those windows!! The building offers guest suites for your visitors, residents lounge w/outdoor bbq area! There is also a car wash in the parkade. Your unit comes with one underground parking stall & assigned storage locker. This complex is nestled in the heart of



Parkland, surrounded by mature landscaping & right beside the forever entertaining PARK96 which offers pickleball, basketball, frisbee golf, ice skating, hockey, water park, BBQ huts and the infamous SUMMER FEST concert. Only steps from Fish Creek Park, Annie's Café, Bow River & the famous RANCH Restaurant. This spaciousness of this condo must be seen to be appreciated. Stroll along the ridge overlooking Fish Creel, bike along the paths, explore Fish Creek. Shopping, schools & amenities are close by & easy access to bus & transportation routes. This is a must see home !

Built in 2001

Essential Information

MLS® #	A2140063
Price	\$569,900
Sold Price	\$581,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,475
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	201, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2G 7G6

Amenities

Amenities	Elevator(s), Guest Suite, Parking, Party Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Elevator, Granite Counters, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Courtyard, Playground
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	June 12th, 2024
Date Sold	June 15th, 2024
Days on Market	3
Zoning	M-C2 d82
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	CIR Realty
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