

\$399,800 - 306, 40 Parkridge View Se, Calgary

MLS® #A2151552

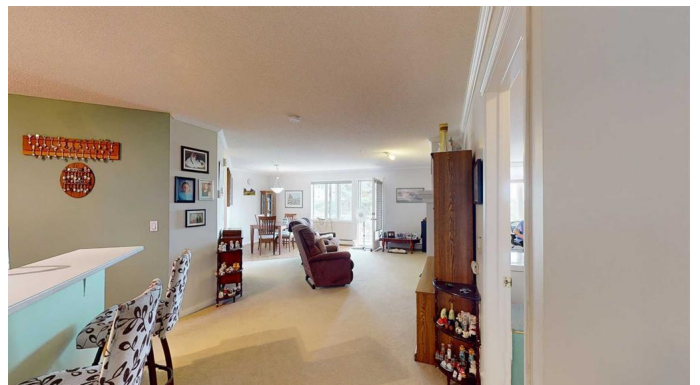
\$399,800

2 Bedroom, 2.00 Bathroom, 1,110 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

****Make your first visit through the 3D tour**** A spacious 2 bedroom, 2 full bath, 1110 sqft unit with titled parking and a storage locker located in the Heart of Parkland that has a view doesn't come up very often. This 3rd floor unit has an excellent layout that features a large primary bedroom with walk-in closet and 4pc ensuite, a kitchen with new quartz countertops, a breakfast bar open to a large expansive living room with feature fireplace that leads to a large balcony with wide open view of the Park and the sunrising in the east. There is a 2nd full bath, a separate 2nd bedroom with a convenient built in murphy bed, large in-suite laundry and storage area with built in shelves. Also find underground titled parking(stall #73), storage locker (#6), car wash and 2 elevators. The appliances have all been updated in the last 3 years. The reasonable condo fee includes your utilities except for your electricity. The common areas of the building have recently been updated with new carpets, lighting and paint. The Emerald Ridge building is fabulous and offers a huge recreational party room with bar area, fireplace, library, reading areas, billiard table, game/card tables, patio and a guest suite that can be rented for family and friends! Huge bonus, the underground heated parking is designed for your visitors too! They can just drive in and park and then buzz you through the intercom to be admitted to the property; safe and secure! Parkland's Park 96 is just steps away offering access to tons of activities:



tennis, pickleball, frisbee golf, skating,
playground & more!A great little community
that has all the amenities close by including
Deer Valley Mall, Sikome Lake and Fish Creek
Park around the corner.

Built in 2001

Essential Information

MLS® #	A2151552
Price	\$399,800
Sold Price	\$395,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,110
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	306, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7G6

Amenities

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

Interior

Interior Features	No Animal Home, No Smoking Home
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Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Stone
# of Stories	4

Exterior

Exterior Features	None
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	July 22nd, 2024
Date Sold	August 14th, 2024
Days on Market	23
Zoning	M-C2 d82
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	RE/MAX Landan Real Estate
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