

\$525,000 - 402, 40 Parkridge View Se, Calgary

MLS® #A2158921

\$525,000

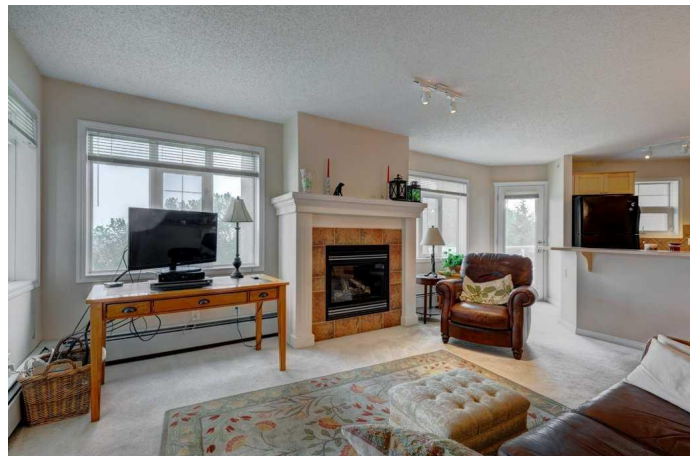
2 Bedroom, 2.00 Bathroom, 1,186 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

Fantastic Top Floor Unit with unique features such as; 2 huge pie shaped balconies over hanging green space, the park, Deer Run Community night lights and Downtown Views; each balcony having different views and exposures. So, if you want outdoor space, this is it!! The balconies each come off the spacious living room, wide open to the dining area, kitchen and stand up counter. Fully equipped kitchen with window overlooking park. Enter Foyer to open space and interesting niches & angles. Two bedrooms both overlooking green spaces; Great size Primary bedroom with large vanity, 2 sinks, separate shower, soaker tub & walk in closet. Separate Laundry room with built in cabinetry, counter, sink and brand new stacked washer and dryer. Neutral flooring and ceramic in bathrooms, kitchen and laundry. Drive right into the 2 indoor Parking stalls as they are right across the entrance ramp and near elevator. Oversized storage unit (6'x5'). Car wash in parkade and bicycle storage area. Enjoy living right by the community park and take in all the annual festivities for young and mature people alike. Walk Fish creek and enjoy the mountain views, visit Anne's, the Rancho and the Heritage and Art Gardens . Shopping nearby, bus to LRT, or easy accessible drive to Deerfoot and downtown. Truly a unique and special top floor apartment.

Built in 2001



Essential Information

MLS® #	A2158921
Price	\$525,000
Sold Price	\$515,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,186
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	402, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7G6

Amenities

Amenities	Park, Elevator(s), Parking, Party Room, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Guest, Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Natural Gas, Baseboard, Hot Water, Radiant
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Living Room, Tile

of Stories 4

Exterior

Exterior Features Balcony

Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed September 7th, 2024

Date Sold September 25th, 2024

Days on Market 18

Zoning M-C2 d82

HOA Fees 200.00

HOA Fees Freq. ANN

Listing Details

Listing Office Royal LePage Solutions

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