

\$598,000 - 51 Parkridge View Se, Calgary

MLS® #A2175252

\$598,000

2 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.00 Acres

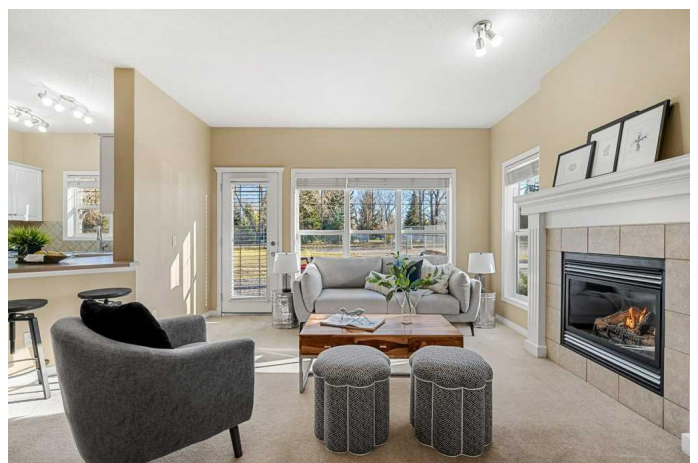
Parkland, Calgary, Alberta

Here is a RARE OPPORTUNITY TO CALL ONE OF PARKLAND'S FEW VILLA HOMES YOUR OWN. Nestled in the exclusive Emerald Ridge community, this spacious END UNIT BUNGALOW VILLA offers the best of Parkland living, with the privacy of SOUTH-FACING views that border lush green space and Park 96. Equal in size to many small bungalows, this villa combines convenience with beauty—all on one level, NO STAIRS required.

Step inside, where 1,220 sq ft of OPEN CONCEPT living welcomes you with warmth and style. High 9-FT CEILINGS and radiant heated floors create a cozy, airy ambiance, while large windows fill each room with natural light. The primary bedroom offers ample space for relaxation, with a ceiling fan, walk-in closet, and a three-piece ensuite featuring an oversized shower with a bench, adding a touch of luxury to your daily routine. The second bedroom has been transformed into a versatile den or office with elegant French doors, perfect for working from home or enjoying a quiet retreat.

In the main living area, a gas fireplace anchors the bright, open layout, seamlessly connecting the kitchen, dining room, and living room. The kitchen is efficiently designed with a pantry, and a French door off the living room leads to your own private, patio ideal for entertaining or relaxing in the sunshine.

Practical touches abound in this home, with generous storage options and an extra-large



single garage providing all the room you need for personal items, tools, or outdoor gear. And here, life truly is maintenance-free: snow removal and lawn care are handled for you, so you can focus on enjoying your home and the wonderful community around you.

Living here means more than just a beautiful home—it’s a lifestyle. Just steps from Park 96, you have access to a vibrant community center with year-round activities, while the scenic trails of Fish Creek Park beckon for peaceful walks and bike rides. Enjoy the convenience of nearby gems like the Bow Valley Rancho Restaurant and Annie’s Café, plus top-rated schools and quick access to Deerfoot Trail for seamless commuting.

This villa is not just a place to live—it’s a chance to embrace a lifestyle filled with nature, comfort, and community. Call today to experience this inviting home—you will not be disappointed!

Built in 2001

Essential Information

MLS® #	A2175252
Price	\$598,000
Sold Price	\$562,500
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,221
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	51 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7G7

Amenities

Amenities	Park, Parking, Picnic Area, Playground, Snow Removal, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	French Door, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Electric Oven
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Basement	None

Exterior

Exterior Features	Playground, Private Entrance, Tennis Court(s)
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Date Sold	November 20th, 2024
Days on Market	20
Zoning	M-C2
HOA Fees	200.00
HOA Fees Freq.	ANN

Listing Details

Listing Office 2% Realty

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