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

MLS® #A2247393

\$595,000

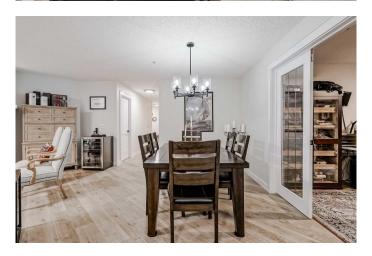
2 Bedroom, 2.00 Bathroom, 1,497 sqft Residential on 0.00 Acres

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 parkâ€"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 additional stalls available for rent 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), Guest Suite, Parking, Party Room

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

Fireplaces Gas

of Stories 4

Exterior

Exterior Features Balcony, BBQ gas line

Construction Stone, Stucco, Wood Frame

Additional Information

Date Listed August 11th, 2025

Zoning M-C2 d82

HOA Fees Freq. ANN

Listing Details

Listing Office eXp Realty

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