

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

MLS® #A2247393

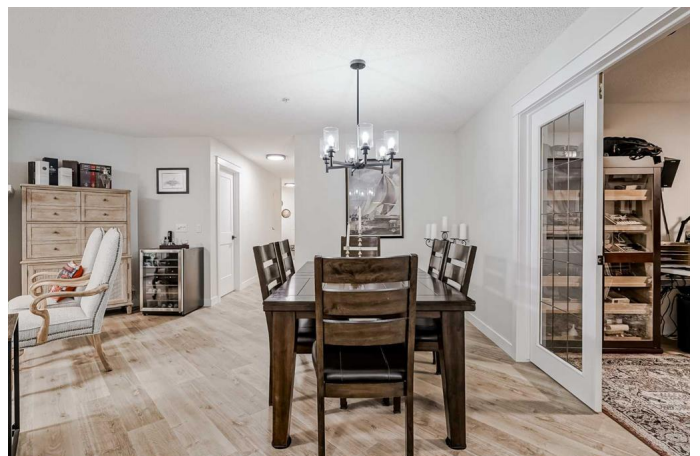
\$595,000

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 park—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 an additional rented stall 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	Elevator(s), Parking, Party Room, Car Wash, Guest Suite
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	1

Fireplaces	Gas
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stone, Stucco, Wood Frame

Additional Information

Date Listed	August 11th, 2025
Days on Market	20
Zoning	M-C2 d82
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty
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