

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

MLS® #A2247393

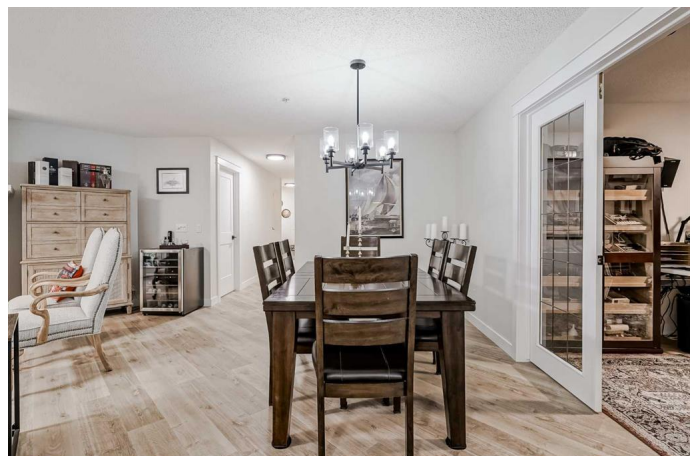
**\$595,000**

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 | 23                |
| Zoning         | M-C2 d82          |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.