

# \$575,000 - 201, 40 Parkridge View Se, Calgary

MLS® #A2256132

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,497 sqft

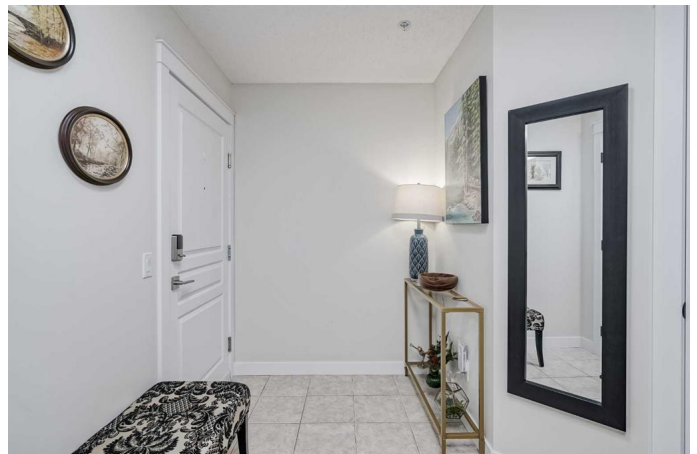
Residential on 0.00 Acres

Parkland, Calgary, Alberta

Experience the epitome of luxurious urban living in this stunning corner unit, perfectly positioned to offer breathtaking east, south, and west exposures that flood the space with natural sunlight. This spacious 2-bedroom, 2-bath residence features a versatile den, ideal for a home office or additional living space. Enjoy your mornings with a tree-top view through sun-filled windows that create a bright and inviting atmosphere.

Recently upgraded with brand-new doors, trim, flooring, and lighting, this home exudes modern elegance. The large gourmet kitchen and full-sized dining area are perfect for entertaining guests, while the cozy living room with a gas fireplace provides a warm and inviting retreat after a long day. The spacious primary bedroom offers a king-sized layout, a generous walk-in closet, and an ensuite with double sinks—combining comfort and luxury. The second bedroom also boasts ample closet space and a cheater door to the second bathroom. Convenience is unmatched with a full-sized washer and dryer, additional storage in the laundry room, and a separate storage room in the parkade. Two parking stalls—one titled and one rented—add to the practicality of this exceptional property.

Don't miss the opportunity to call this stylish, move-in-ready home yours in a highly sought-after neighbourhood. Schedule your viewing today and enjoy the perfect blend of



comfort, style, and location!

Built in 2001

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256132          |
| Price          | \$575,000         |
| 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      | Bicycle Storage, Elevator(s), Garbage Chute, Parking, Storage, Visitor Parking, Car Wash, Guest Suite |
| Parking Spaces | 2                                                                                                     |
| Parking        | Parkade, Underground                                                                                  |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s), French Door |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer                   |
| Heating           | Baseboard                                                                                                        |
| Cooling           | None                                                                                                             |

|                 |     |
|-----------------|-----|
| Fireplace       | Yes |
| # of Fireplaces | 1   |
| Fireplaces      | Gas |
| # of Stories    | 4   |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | None                      |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco, Wood Frame |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 54                   |
| Zoning         | M-C2 d82             |
| HOA Fees       | 200                  |
| HOA Fees Freq. | ANN                  |

### Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.