

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

MLS® #A2256132

**\$575,000**

2 Bedroom, 2.00 Bathroom, 1,497 sqft

Single Family 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! (id:6289)



Built in 2001

## Essential Information

Listing #	A2256132
Price	\$575,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,497
Acres	0.00
Year Built	2001
Type	Single Family
Sub-Type	Condominium/Strata

## Community Information

Address	201, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
Province	Alberta
Postal Code	T2J7G6

## Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping, Car Wash, Guest Suite
Features	French door, No Animal Home, No Smoking Home, Guest Suite, Parking
Parking Spaces	2
Parking	Underground

## Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Microwave Range Hood Combo, Garage door opener
Heating	Baseboard heaters
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	4

## Exterior

Exterior	Stone, Stucco
Construction	Wood frame

## Listing Details

Listing Office

eXp Realty



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