$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 sinksâ€”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 stallsâ€”one titled and one rentedâ€”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, Car Wash, Elevator(s), Parking, Storage, Visitor Parking, Garbage Chute, Guest Suite
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)
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	6
Zoning	M-C2 d82
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	eXp Realty

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