



GRASSROOTS
REALTY GROUP

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201, 40 Parkridge View SE
Calgary, Alberta

MLS # A2256132



\$575,000

Division:	Parkland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,497 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 866
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, French Door, Granite Counters, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

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!