

# **\$397,000 - 303, 40 Parkridge View Se, Calgary**

MLS® #A2235589

**\$397,000**

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

Welcome to this luxury SOUTHWEST facing third floor condominium, located in the highly desirable EMERALD RIDGE complex, in the prestigious community of PARKLAND.

Surrounded by mature trees and perfectly positioned next to the private community Park 96, make this gem the perfect place to call home. The well designed OPEN CONCEPT floor plan features an abundance of natural light, a neutral colour palette throughout, vinyl plank flooring, in-suite stackable laundry, a maple kitchen with a walk-in pantry, tons of counter space, a peninsula perfect for entertaining family and friends, a spacious dining area that can accommodate a larger table and hutch, and a cozy living room centred around a gas fireplace making this space ideal for hosting and relaxing. Enjoy your morning coffee or glass of wine, as you relax on the southwest facing balcony, which also includes a gas hook up for your convenience. The primary bedroom highlights a large walk-in closet, 3-piece en-suite and can easily house a king bed. The second bedroom is separated by the family room, making it ideal for privacy and is located next to a 3-piece bathroom. A storage locker and TITLED HEATED PARKING STALL is included. Emerald Ridge is an exceptionally well-maintained PET FRIENDLY complex, offering underground guest parking, a car wash bay, party room and a guest suite available also to rent for your overnight guests. A Vibrant social community within the building



always has casual events happening, from coffee get-togethers to special dinner events! Located close to Fish Creek Park, The Bow Valley Ranche Restaurant, Annies Cafe, and a stones throw from Park 96, which offers tennis, pickleball and basketball courts, disc golf, ice skating, a water park, BBQ huts, picnic areas and last but not least, the infamous and wildly popular annual Summerfest concert. Book your personal viewing today!

Built in 2001

**Essential Information**

MLS® #	A2235589
Price	\$397,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	303, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7g6

**Amenities**

Amenities	Elevator(s), Parking, Recreation Room, Secured Parking, Snow Removal, Visitor Parking, Car Wash, Guest Suite
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled

## Interior

Interior Features	No Animal Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Construction	Stone, Stucco, Wood Frame

## Additional Information

Date Listed	July 2nd, 2025
Days on Market	28
Zoning	M-C2 d82
HOA Fees	200
HOA Fees Freq.	ANN

## Listing Details

Listing Office	2% Realty
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