

411, 40 Parkridge View SE Calgary, Alberta

MLS # A2343804



\$475,000

Division:	Parkland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,173 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 737
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Storage		

Inclusions: N/A

Located in the incredible enclave community of Parkland, this lovely top floor suite with 2 bedrooms and 2 bathrooms offers a south exposure and view into the adjacent park area. Emerald Ridge is an exclusive community within this mature and desirable neighbourhood. This immaculate top floor condo welcomes you in and you immediately notice the natural light pouring into the home. Step inside - to your right, a nicely appointed, open concept kitchen with plenty of cupboard, counter space and a corner pantry. Cooking at home and entertaining loved ones is easy with the nicely sized dining area (with room for your hutch) is adjacent the kitchen - there is even room for stools at the raised breakfast bar. The spacious living room features a gas fireplace and provides access to your top floor deck. The primary bedroom is huge! Bring all of your furniture and still have plenty of room to move around and relax. You'll find a walk in closet and full ensuite bath as well. The 2nd bedroom is well sized and is located on the opposite side of the home; perfect for privacy. A 4 piece bathroom is short steps away from the 2nd bedroom. Enjoy the convenience of the insuite laundry and storage, as well as heated underground parking (titled) and a separate storage locker (assigned). This building is well managed and offers a common area room/party room, guest suite and car wash bay. Enjoy the quiet location - low traffic in this neighbourhood that has an active and inclusive community association. While living here you can enjoy the easy and close proximity to Fish Creek Park and all of the shops and services nearby.