

40 PARKRIDGE View #402, Calgary T2J 7G6

MLS® #: **A2158921** Area: **Parkland** Listing Date: **09/07/24** List Price: **\$525,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2001**

Finished Floor Area
 Abv Sqft: **1,186**
 Low Sqft:
 Ttl Sqft: **1,186**

DOM

11
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Enclosed,Guest,Heated Garage,Parkade,Titled,Underground

Utilities and Features

Roof:
 Heating: **Baseboard,Hot Water,Natural Gas,Radiant**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Stone,Stucco,Wood Frame**
 Flooring:
Carpet,Ceramic Tile
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Closet Organizers,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	25`4" x 19`2"	Dining Room	Main	11`9" x 7`2"
Kitchen	Main	10`9" x 2`0"	Bedroom - Primary	Main	16`6" x 11`8"
Bedroom	Main	14`10" x 10`0"	4pc Ensuite bath	Main	12`2" x 8`10"
4pc Bathroom	Main	7`11" x 4`11"	Laundry	Main	9`3" x 5`10"

Legal/Tax/Financial

Condo Fee: **\$678** Title: **Fee Simple** Zoning: **M-C2 d82**
 Fee Freq:

Monthly

Legal Desc: 0112270

Remarks

Pub Rmks: **Fantastic Top Floor Unit with unique features such as; 2 huge pie shaped balconies over hanging green space, the park, Deer Run Community night lights and Downtown Views; each balcony having different views and exposures. So, if you want outdoor space, this is it!! The balconies each come off the spacious living room, wide open to the dining area, kitchen and stand up counter. Fully equipped kitchen with window overlooking park. Enter Foyer to open space and interesting niches & angles. Two bedrooms both overlooking green spaces; Great size Primary bedroom with large vanity, 2 sinks, separate shower, soaker tub & walk in closet. Separate Laundry room with built in cabinetry, counter, sink and brand new stacked washer and dryer. Neutral flooring and ceramic in bathrooms, kitchen and laundry. Drive right into the 2 indoor Parking stalls as they are right across the entrance ramp and near elevator. Oversized storage unit (6'4"x5'4"). Car wash in parkade and bicycle storage area. Enjoy living right by the community park and take in all the annual festivities for young and mature people alike. Walk Fish creek and enjoy the mountain views, visit Anne's, the Ranche and the Heritage and Art Gardens . Shopping nearby, bus to LRT, or easy accessible drive to Deerfoot and downtown. Truly a unique and special top floor apartment.**

Inclusions: N/A
Property Listed By: Royal LePage Solutions

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





402-40 Parkridge View SE, Calgary, AB

Main Floor Interior Area 1186.50 sq ft



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PREPARED: 2024/05/15

White regions are excluded from total floor area in GRS/EE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





