

**201, 40 Parkridge View SE
Calgary, Alberta**

MLS # A2247393



\$595,000

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, Fireplace(s)	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 833
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Discover a rare opportunity for elegant, tree-lined living in this exceptional corner unit. This sophisticated home, designed for both comfort and luxury, offers two bedrooms, a versatile den, and two full bathrooms. Step into a gourmet chef's kitchen, where exquisite granite countertops and a convenient pantry provide a perfect backdrop for culinary creation. The open-concept design flows into a spacious dining room, ideal for hosting grand family dinners and holiday gatherings. For more casual mornings, a separate breakfast nook offers a bright and intimate space to start your day. The living room is a sanctuary of warmth and light, centered around a cozy gas fireplace. French doors open to a private, west-facing balcony, offering a peaceful retreat among the surrounding trees and views of the adjacent park—a perfect spot for a morning coffee or an evening glass of wine. Retreat to the spacious king-size primary bedroom, complete with a lavish ensuite featuring double sinks and a generous walk-in closet. The second bedroom offers its own sense of privacy with a "cheater" door to the second full bathroom and a large walk-in closet. Practicality meets luxury with a dedicated in-suite laundry room and a private storage locker for all your seasonal items. The unit also includes a prime, conveniently located parking stall, with an additional rented stall for added flexibility. This is more than a home; it's a lifestyle of comfort, elegance, and tranquility.