

402, 40 Parkridge View SE
Calgary, Alberta

MLS # A2158921



\$525,000

Division:	Parkland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,186 sq.ft.	Age:	2001 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Guest, Heated Garage, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 678
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: N/A

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'x4'x5'). 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.