

\$499,000 - 107, 40 Parkridge View Se, Calgary

MLS® #A2264150

\$499,000

2 Bedroom, 2.00 Bathroom, 1,175 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

Experience easy living in the exclusive Emerald Ridge complex, nestled in the sought after community of Parkland! This beautifully maintained spacious 2 bedroom, 2 bath condo with den/office features an open concept Living/Dining/Kitchen that is perfect for entertaining or relaxing by the living room fireplace. The bright kitchen has an island, pantry, lots of cabinets and Quartz countertops. The den offers versatility as an office or other options for living space, and the living room has direct access to the south facing patio where you can relax and enjoy a morning coffee and also has a gas hook up for your convenience. The primary bedroom features a walk in closet and an 4 piece ensuite bath. A second roomy bedroom is separated by the living room allowing privacy and is next door to a 3 piece bathroom. This unit includes 2 titled parking spaces and an off site storage unit in the heated underground garage that also has a car wash and extra visitor parking. Emerald Ridge amenities also include a huge recreational party room with bar area, fireplace, billiards and library with an outdoor patio and an on site guest suite. Parklands Park 96 is steps away and offers tons of activities including tennis and pickleball courts, frisbee golf, skating and a playground. With Fish Creek Park, Schools, Shopping, and Deerfoot Trail nearby this home offers comfort and convenience in a fabulous community.

Built in 2001



Essential Information

MLS® #	A2264150
Price	\$499,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,175
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	107, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7G6

Amenities

Amenities	Elevator(s), Party Room, Recreation Room, Secured Parking, Snow Removal, Trash, Visitor Parking, Car Wash, Guest Suite
Parking Spaces	2
Parking	Guest, Parkade, Stall, Titled, Underground
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle
# of Stories	4

Exterior

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

Additional Information

Date Listed	October 16th, 2025
Days on Market	4
Zoning	M-C2 d82
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	Stonemere Real Estate Solutions
----------------	---------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.