

\$397,000 - 303, 40 Parkridge View Se, Calgary

MLS® #A2251015

\$397,000

2 Bedroom, 2.00 Bathroom, 1,030 sqft

Residential on 0.00 Acres

Parkland, Calgary, Alberta

Welcome to this LUXURY SOUTHWEST-facing third-floor condominium in the highly desirable EMERALD RIDGE complex, located in the prestigious community of PARKLAND. Perfectly nestled among mature trees and right beside the private community PARK 96, this home offers the best of both comfort and lifestyle.

As you step inside, you'll immediately notice how bright and open the space feels. The well-designed OPEN CONCEPT floor plan is enhanced by NEW PAINT THROUGHOUT, BRAND-NEW WINDOW COVERINGS, and vinyl plank flooring that ties everything together. The heart of the home is the kitchen, where warm maple cabinetry, a walk-in pantry, plenty of counter space, and a peninsula create both functionality and charm. Whether you're preparing a meal or entertaining friends, this space makes it easy. The dining area has room for a larger table and hutch, while the living room invites you to relax by the cozy gas fireplace.

Step outside onto your SOUTHWEST-FACING BALCONY, the perfect spot for morning coffee or an evening glass of wine. With a gas hookup ready for your barbecue, it's an extension of your living space, where you can enjoy sunshine and privacy.

Back inside, the primary bedroom comfortably fits a king bed and features a large walk-in closet and private 3-piece ensuite. On the



other side of the unit, the second bedroom is paired with another full 3-piece bathroom, making it ideal for guests or a home office. A convenient in-suite laundry area with stackable washer and dryer adds to the everyday ease.

This home also includes a TITLED HEATED PARKING STALL and storage locker—no more scraping snow off your car in winter. The Emerald Ridge complex is PET-FRIENDLY and extremely well maintained, with thoughtful amenities like underground guest parking, a car wash bay, a party room, and even a rentable guest suite. A strong sense of community lives here too, with residents often gathering for coffee mornings or dinner events.

Outside your door, you’ll find community garden beds across the street for those with a green thumb and immediate access to all the perks of Park 96. From tennis and pickleball to basketball, disc golf, skating, a splash park, picnic areas, and the famous Summerfest concert, there’s always something to enjoy. And when you’re ready for nature, FISH CREEK PARK is just steps away, along with beloved local spots like The Bow Valley Rancho Restaurant and Annie’s Café.

This condo offers a perfect combination of low-maintenance living, luxury touches, and unmatched community amenities in one of Calgary’s most sought-after neighborhoods. All that’s left is for you to move in and enjoy. Book your private showing today!

Built in 2001

Essential Information

MLS® #	A2251015
Price	\$397,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,030
Acres	0.00
Year Built	2001
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	303, 40 Parkridge View Se
Subdivision	Parkland
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2J 7g6

Amenities

Amenities	Elevator(s), Secured Parking, Snow Removal, Visitor Parking, Car Wash, Guest Suite, Parking, Recreation Room
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled

Interior

Interior Features	No Animal Home, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Baseboard, Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

Exterior

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

Additional Information

Date Listed	September 6th, 2025
Days on Market	10
Zoning	M-C2 d82
HOA Fees	200
HOA Fees Freq.	ANN

Listing Details

Listing Office	2% Realty
----------------	-----------

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.