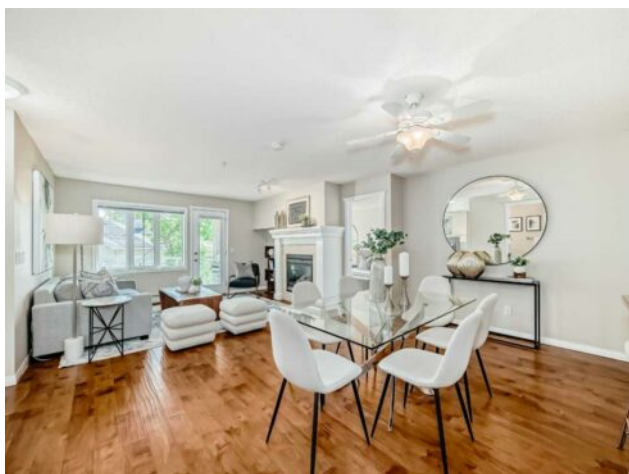


303, 40 Parkridge View SE
Calgary, Alberta

MLS # A2251015

\$397,000



Division:	Parkland		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,030 sq.ft.	Age:	2001 (24 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 599
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C2 d82
Foundation:	-	Utilities:	-
Features:	No Animal Home, Open Floorplan, Pantry, Vinyl Windows		

Inclusions: Gas Barbecue, 2 Lamps

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 Caf  . 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!