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Royal LePage Mission Real Estate
#100 3595 114 Ave SE
Calgary, AB
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#220 40 PARKRIDGE VW SE, Calgary, Alberta, T2J 7G6, Canada

MLS®# C4213471



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Property Value	\$324,900
Type	Condo
Style	Single Level Unit
Parking	Double Indoor, Heated, Parkade, Underground
Year Built	2001
Living Area	999 sq.ft.
Bedrooms	2
Bathrooms	2 full
Maintenance Fee	\$466.00

Description

Dont miss this corner unit with extra windows and lots of natural light. Unique 2nd floor location with direct access to outdoors. Extra private due to very limited contiguous wall with adjoining unit. Great plan with two large bedrooms, 3 piece ensuite (with over-sized glass shower), insuite laundry/storage. Expansive living room features gas fireplace and patio doors. Dining room has hardwood floors and mirror feature wall. Numerous upgrades including speaker wiring, ceramic flooring (baths and entry), extra pantry. This is one of the few units to have two indoor heated parking stalls (titled). Immaculate condition! Emerald Ridge is simply one of the nicest apartment condos available: a private, quiet, friendly, and well-managed project located in a beautiful community.





