

# **\$725,000 - 331 Parkridge Green Se, Calgary**

MLS® #A2262351

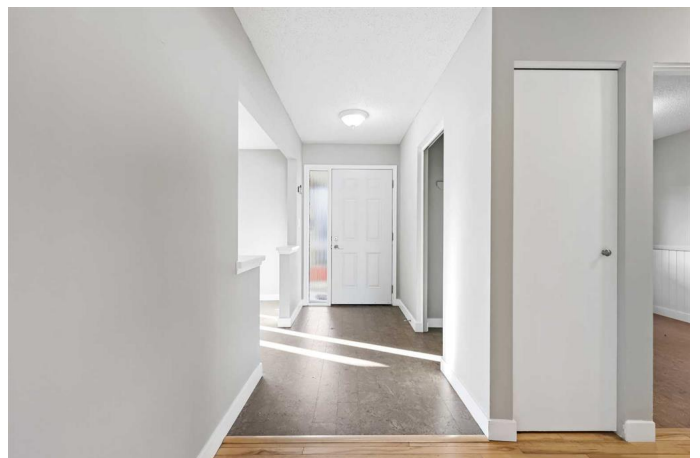
**\$725,000**

4 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.16 Acres

Parkland, Calgary, Alberta

Wonderful Bungalow in one of the Best Locations in Highly Sought-After Parkland. Homes very Rarely come on the market in this Lovely, Quiet Green! Access to Fish Creek Park with miles and miles of scenic biking and walking trails is just steps away.. Spacious Rooms throughout! The main level features Hardwood and Beautiful Cork Flooring. Light & Bright Living Room allows for so many options for Furniture Placement. Great functional White Kitchen with Eating Nook is ideally situated between the Main Floor Family Room and Dining Room. The cozy Family Room is showcased by a Brick-Faced, Wood-Burning Fireplace and Patio Doors leading to a Multi-Level Deck - the Perfect Spot for Family Get-Togethers in and out! Large Primary Bedroom with Lovely Updated Ensuite, 2 Secondary Bedroom and Main Bathroom complete this level. The Lower Level offers so many opportunities to develop into the space you need and put your own Special Touches on it. Huge Rec Room/Games Room with Beautiful Brick Wood-burning Fireplace, Large Wet Bar and still ample room to develop a Den, Bedroom and Bathroom as well - Plumbing for Bathroom is already in place.. The Backyard features the multi-level deck and an Over-Sizes Double Garage. Parkland Residents have access to the community's private Park 96 with Tennis Courts, Skating Rink, Disc Golf and more! Excellent Location with easy access to Major Roadways, Shopping - just minutes away. This



Great Home is Waiting for You!

Built in 1977

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2262351    |
| Price          | \$725,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,399       |
| Acres          | 0.16        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 331 Parkridge Green Se |
| Subdivision | Parkland               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2J 5G1                |

**Amenities**

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground                  |
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

**Interior**

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Wet Bar                                                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air                                                                      |
| Cooling           | None                                                                            |
| Fireplace         | Yes                                                                             |

|                 |                       |
|-----------------|-----------------------|
| # of Fireplaces | 2                     |
| Fireplaces      | Wood Burning, Gas Log |
| Has Basement    | Yes                   |
| Basement        | Full                  |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Other              |
| Lot Description   | See Remarks        |
| Roof              | Asphalt Shingle    |
| Construction      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 7th, 2025 |
| Days on Market | 28                |
| Zoning         | R-CG              |
| HOA Fees       | 200               |
| HOA Fees Freq. | ANN               |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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