312 Parkridge Way SE

Calgary | Active | MLS® A2354465

$699,957









Bedrooms	Bathrooms	Year Built	Living area
5	**4**	**1976**	**1,249.71 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to Parkland, an inviting & wonderful place to raise your family. This home has had many quality updates and is just steps away from Fish Creek Park. Your new home on 3 of the 4 levels has just been freshly painted, new quality vinyl plank recently installed. You will enjoy having all new trimmings including baseboards, hinges, handles and doors. You will really appreciate the flat modern looking ceilings. Your kitchen fits right in with that modern feel with granite counter tops, and white cabinetry. You will appreciate all the space that your family will use energetically. You have a huge living area; a formal dining room, a separate kitchen eating area & a great family room. Your new home is bright & spacious, which makes it great for entertaining. These spaces flow well together and spill out to the walk out level private backyard. Other enhancements you will be grateful for are: ahigh efficiency furnace installed in 2004, painted outside in 2019, a new roof installed in 2020 and a new H.W.T. installed in 2021. The seller has enough vinyl flooring and moldings to finish the basement level. Come soon call today!
COMMUNITY:
Parkland is a residential neighbourhood in the SE quadrant of Calgary. It is bordered to the north by Canyon Meadows Drive, to the east by Bow Bottom Trail and to the south and west by Fish Creek Provincial Park. It is a well-established, quiet & well-treed community. The Parkland Community Centre or also known as Park 96 has existed since 1975. For a yearly fee you can enjoy using basketball courts, playgrounds, tennis courts, a water park, a ball hockey rink, a skating rink, and a disc golf course. You are also bordering Fish creek Provincial Park with its' many walking & biking paths to enjoy year-round.
Schools: Prince of Wales School (K-6), St. Philip School (K-6), Lord Beaverbrook High School. There are 5 CTrain stations within 3 kilometers of Parkland! Buses that run through the community are #28, # 29, #35, #44, #52, and #83. Enjoy quick access to shops and restaurants via Macleod Trail and Deerfoot Trail. The closest shops are the ones located at the Deer Valley Shopping Centre. This is a safe & wonderful place to raise a family.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354465
Bedrooms	5
Bathrooms	4
Year Built	1976
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,249.71 sq. ft.
Main Level Finished Area:	704.7 sq. ft.
Upper Level Finished Area:	545.01 sq. ft.
Below Grade Finished Area:	1,493.88 sq. ft.
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	5,941 sq. ft.
Lot Frontage:	54'½"
Front Exposure:	South
Unit Exposure:	South
Levels:	4 Level Split
Total Rooms Above Grade:	11
Year built:	1976 (Age: 50)
Bedrooms:	5 (Above Grd: 5)
Bedrooms Above Grade:	5
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	7610202
Heating:	High Efficiency, Natural Gas
Basement:	Full, Finished, Other

Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Cedar
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Linoleum, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Brick Facing, Family Room, Gas Starter, Mantle, Raised Hearth, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
HOA Fee:	$252.50
City Quadrant:	Southeast
Community:	Parkland (Calgary)
Amenities:	Clubhouse, Park, Party Room, Picnic Area, Playground, Racquet Courts, Recreation Facilities, Secured Parking
Appliances:	Dishwasher, Electric Stove, Garage Control(s), Range Hood, Washer/Dryer
Inclusions:	WATER SOFTENER AS IS CONDITION NEVER USED
Restrictions:	None Known
Main Floor	Kitchen With Eating Area · 55'9" × 37'6" ·
Main Floor	Dining Room · 39'1" × 28'2" ·

Main Floor	Living Room · 58'3" × 53'7" ·
Main Floor	Foyer · 10'7" × 6' ·
2nd Floor	Bedroom - Primary · 48'8" × 41'7" ·
2nd Floor	Bedroom · 33'8" × 28'5" ·
2nd Floor	Bedroom · 33'8" × 28'5" ·
3rd Floor	Family Room · 53'10" × 37'6" ·
3rd Floor	Laundry · 16'5" × 16'5" ·
3rd Floor	Bedroom · 33'11" × 30'11" ·
4th Floor	Furnace/Utility Room · 31'2" × 13'1" ·
4th Floor	Bedroom · 35'3" × 33'4" ·
4th Floor	Game Room · 100'1" × 46'9" ·
4th Floor	Storage · 73' × 33'4" ·
4th Floor	Storage · 37'2" × 34'5" ·
Title to Land:	Fee Simple
Community Features:	Clubhouse, Gated, Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows, Wood Windows
Exterior Features:	Private Yard, Storage
Patio And Porch Features:	Front Porch, Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Low Maintenance Landscape, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-C1

Listed Date:	Nov 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/312-parkridge-way-se-calgary-a2354465/

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