



GRASSROOTS

REALTY GROUP

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**460 Parkridge Crescent SE
Calgary, Alberta**

MLS # A2311934



\$759,500

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,206 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: N/A

Openhouse Saturday June 20, 11-1pm. Welcome to this beautifully maintained and extensively renovated detached bi-level home, offering over 2,300 sq. ft. of developed living space, featuring 3 bedrooms, 3 bathrooms, a fully renovated basement with SEPARATE entry, and an insulated, double-detached garage in the highly sought-after community of Parkland. Perfectly positioned on a generous 53' wide lot, surrounded by mature trees and exceptional privacy, this home offers peaceful green-space views from the main living areas, including glimpses of downtown Calgary. Enjoy your morning coffee or evening sunsets from the raised east-facing deck overlooking the beautiful surroundings. This move-in-ready property has undergone extensive renovations between 2024 and 2026, including: • Brand-new kitchen cabinets (May 2026), • New furnace (2026), • Fully renovated bathrooms (2025), • New garage door (2025), • Updated pathway to the home (2025), • Fresh interior and exterior paint (2025), • Basement kitchen addition (2024) Separate entrance and functional two-unit layout (2024), • Added main-floor laundry (2024). The bright and welcoming main floor features large windows that flood the spacious living room with natural light, durable laminate flooring throughout, and a beautifully renovated kitchen with ample cabinetry and a convenient pass-through to the dining area. The upper level offers three bedrooms, including a primary suite with a private 2-piece ensuite, plus a renovated 4-piece bathroom. Main-floor laundry provides added convenience for everyday living. The fully developed lower level has been thoughtfully redesigned into a separate living space with its own private entrance, kitchen, and laundry — ideal for extended family, guests, or excellent rental income potential. This level also

includes a large rec room with oversized windows and pot lights, a spacious bedroom, and a beautifully renovated 4-piece bathroom. Located just steps from Fish Creek Provincial Park and offering access to the exclusive Park 96 private park and amenities, this home is close to excellent Catholic and public schools, Deerfoot Trail, South Center Mall, Deer Ridge shopping, and the restaurants and shops along Macleod Trail. This is a rare opportunity to own a beautifully updated home in one of Calgary's most established and desirable communities.