



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

460 Parkridge Crescent SE
Calgary, Alberta

MLS # A2341354



\$695,900

Division:	Parkland		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,220 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, Back Yard, Few Trees, Lawn, Level, Private, Rectangular Lot, Str		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Storage, Vinyl Windows		

Inclusions: Basement fridge

OPEN HOUSE Sunday October 11th 1:00-3:00pm. Welcome to Parkland! Situated on a 53' wide lot with a sunny south-facing backyard, beautiful views and over 2,300 sq. ft. of developed living space, this tastefully updated bi-level offers 4 bedrooms, 3 bathrooms, a separate lower-level entrance and an oversized insulated double detached garage. The bright main floor features large windows, a spacious living room with views of the surrounding green space, and a kitchen with new cabinetry completed in May 2026. Three bedrooms are located on this level, including the primary with a 2-piece ensuite, plus an updated 4-piece bathroom and main floor laundry. The developed lower level offers a separate entrance, second kitchen, laundry, large living area, fourth bedroom and updated 4-piece bathroom. This is a great setup for extended family or buyers looking for the potential to rent the upper and lower levels separately. Updates include the basement kitchen, separate entrance and main floor laundry in 2024; updated bathrooms, interior and exterior paint, pathway improvements and a new garage door in 2025; and new kitchen cabinetry and furnace in 2026. The home also features a 200 AMP electrical panel. Enjoy the sunny south backyard, oversized garage and a fantastic location just steps from parks and green space, with Fish Creek Provincial Park, Park 96, schools, shopping and major roadways all nearby. A great opportunity for a family home or investment property in one of Calgary's most established communities.