# \$460,000 - 1403, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2223929

# \$460,000

3 Bedroom, 2.00 Bathroom, 1,312 sqft Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Back in market due to financing | ATTACHED GARAGE | THREE BEDROOMS | UPGRADED KITCHEN | PRIME COUGAR RIDGE LOCATION

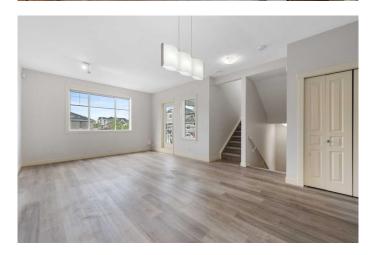
Welcome to Cougar Ridge Landing â€" an ideally located townhome community in Calgary's sought-after southwest. This beautifully maintained two-storey home offers over 1,300 sq ft of functional living space, complete with a single attached garage and modern finishes throughout. The open-concept main floor is bathed in natural light, featuring a refreshed kitchen with upgraded cabinetry, a breakfast bar, and a complete black appliance package â€" perfect for cooking and entertaining. The spacious living and dining areas flow seamlessly together, offering comfort and flexibility for daily life.

Upstairs, you'II find three generous bedrooms, including a primary suite with a walk-in closet, and a full bathroom. Additional highlights include neutral finishes, great storage, and private outdoor space to enjoy summer evenings. This quiet, family-friendly complex is just minutes from top-rated schools, shopping, dining, walking paths, and easy transit access.

Whether you're a first-time buyer, investor, or downsizer, this property delivers exceptional value in one of Calgary's most desirable SW communities. Don't miss your opportunity â€" schedule your showing today!







### **Essential Information**

MLS® # A2223929 Price \$460,000

Bedrooms 3
Bathrooms 2.00
Full Baths 1
Half Baths 1

Square Footage 1,312
Acres 0.00
Year Built 2006

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 1403, 281 Cougar Ridge Drive Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0J4

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Single Garage Attached

# of Garages 2

## Interior

Interior Features No Animal Home

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator,

Washer/Dryer Stacked

Heating In Floor, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space, Landscaped, Many Trees

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 36

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Real Broker

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