# \$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

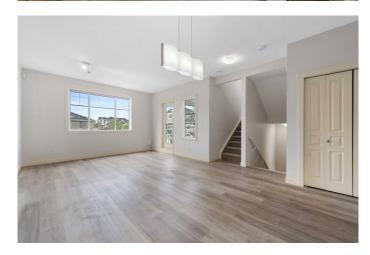
Welcome to Cougar Ridge Landing â€" an ideally located townhome community in Calgary's sought-after southwest. This beautifully maintained two-storey home offers over 1,300 sq ft of functional living space, complete with a single attached garage and modern finishes throughout. The open-concept main floor 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 Natural Gas, In Floor

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 25

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.