

\$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 – 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 – perfect for cooking and entertaining. The spacious living and dining areas flow seamlessly together, offering comfort and flexibility for daily life.

Upstairs, you’ll 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 – schedule your showing today!

Built in 2006



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 |
|----------------|-------------|

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