

# \$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	In Floor, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	None
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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	38
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	Real Broker
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