

\$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

OPEN HOUSE SATURDAY MAY 24, 1 PM-3

PM | 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

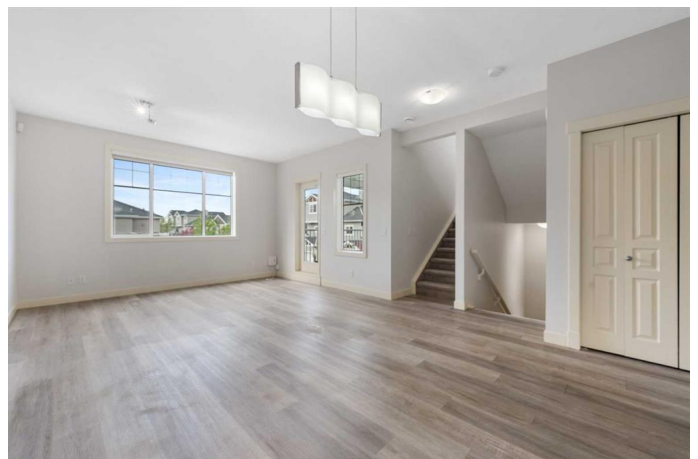
downsizer, this property delivers exceptional

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	14
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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