

\$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
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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	19
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Real Broker
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