

1403, 281 Cougar Ridge Drive SW  
Calgary, Alberta

MLS # A2223929



**\$460,000**

<b>Division:</b>	Cougar Ridge		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,312 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Many Trees		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 434
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home		

**Inclusions:** None

**OPEN HOUSE SATURDAY MAY 24, 1 PM-3 PM | ATTACHED GARAGE | THREE BEDROOMS | UPGRADED KITCHEN | PRIME COUGAR RIDGE LOCATION** Welcome to Cougar Ridge Landing &mdash; 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 &mdash; 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 &mdash; schedule your showing today!