

# \$464,900 - 403, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2201334

**\$464,900**

3 Bedroom, 2.00 Bathroom, 1,405 sqft  
Residential on 0.00 Acres

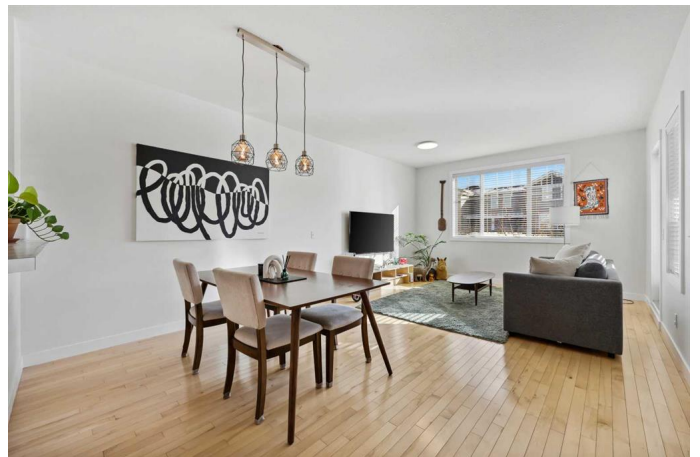
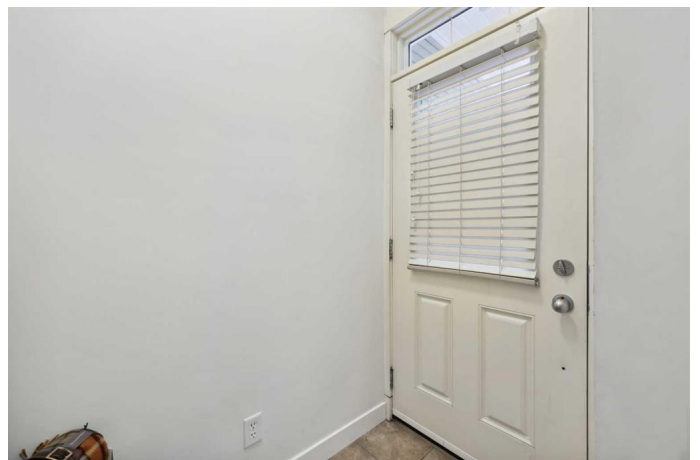
Cougar Ridge, Calgary, Alberta

Modern Townhouse in Cougar Ridge â€“  
Move-In Ready!

Welcome to this stunning 3-bedroom townhouse in the highly sought-after community of Cougar Ridge! Spanning 1,400 sqft, this home perfectly blends modern upgrades with cozy charm. Step inside to find beautiful hardwood flooring throughout the main level, adding warmth and elegance to the space. The freshly redone cabinets in the kitchen provide a sleek and stylish look, complementing the functional layout that makes cooking and entertaining a breeze. Upstairs, youâ€™ll find three spacious bedrooms, perfect for families or those needing a home office. The tankless hot water system ensures endless hot showers and energy efficiency.

Enjoy the convenience of a single-car attached garage, offering security and storage, plus extra parking in the driveway.

Located in Cougar Ridge, this home is close to top-rated schools, parks, and all the amenities you need. Donâ€™t miss out on this opportunityâ€”schedule your showing today!



Built in 2008

## Essential Information

MLS® # A2201334

Price \$464,900

Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,405
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	403, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0J2

### **Amenities**

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s), Tankless Hot Water
Appliances	Dishwasher, Dryer, Microwave, Oven-Built-In, Refrigerator, Tankless Water Heater, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

### **Exterior**

Exterior Features	None
Lot Description	Landscaped, Level
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 12th, 2025
Days on Market	43
Zoning	DC

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

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