

1403, 281 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2223929



\$460,000

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

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

Inclusions: None

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!