

# \$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

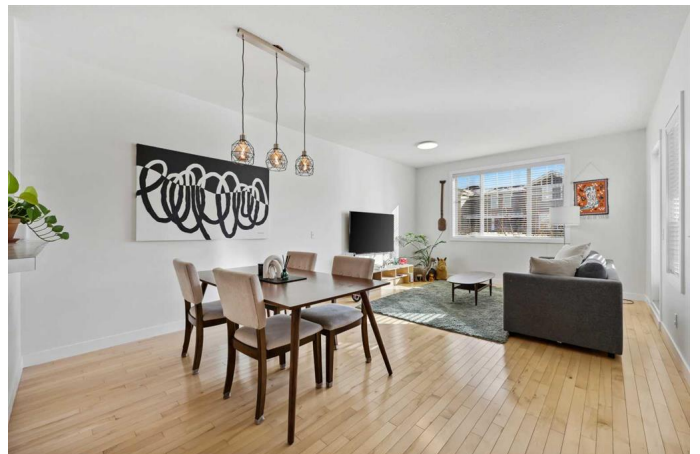
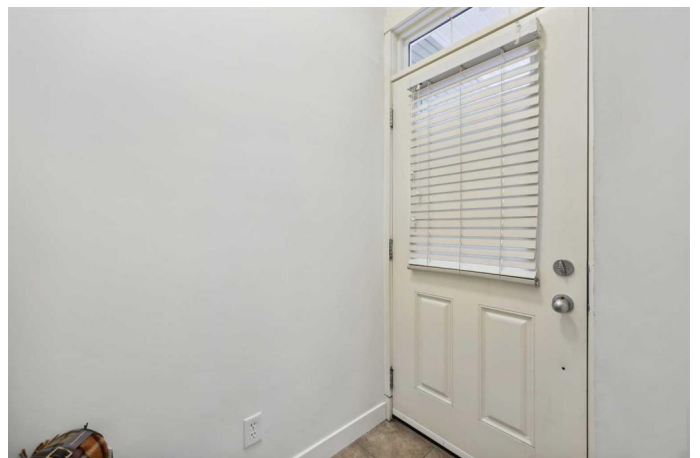
Cougar Ridge, Calgary, Alberta

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€™s 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 | 46               |
| Zoning         | DC               |

### **Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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