

# \$349,000 - 1302, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2219890

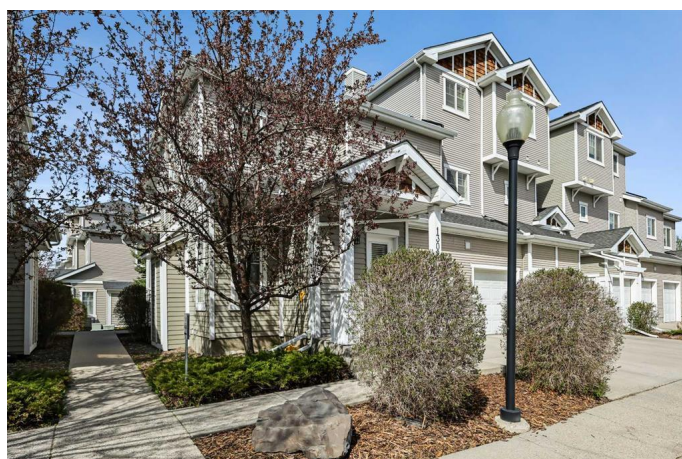
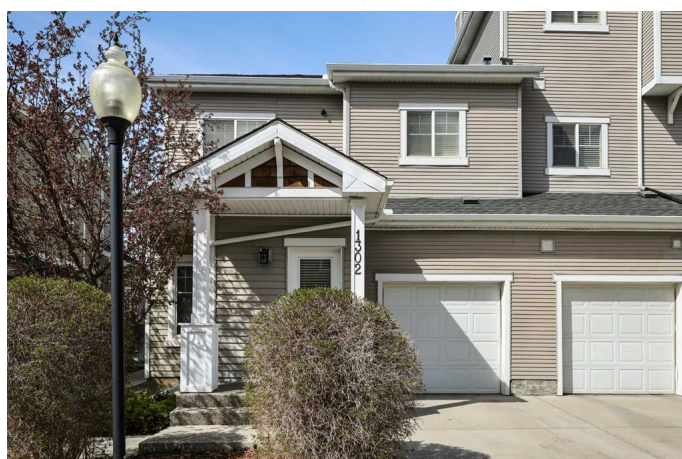
**\$349,000**

1 Bedroom, 1.00 Bathroom, 801 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Welcome to this inviting end unit townhouse in the sought-after community of Cougar Ridge. Featuring a spacious open-concept layout, this home is designed for comfortable living and effortless entertaining. Hardwood flooring graces the main living areas, while carpet adds warmth to the large corner bedroom. The well-appointed kitchen boasts ample cabinetry, generous counter space, and a convenient tile finish. The kitchen is complete with a pantry and utility room. The dining room flows seamlessly into the living room, where a cozy gas fireplace creates a welcoming atmosphere. Step through the patio doors to a spacious, covered balcony – perfect for morning coffee or evening relaxation. The southwest-facing front ensures abundant natural light throughout the day. Additional highlights include a single attached garage, a laundry room, and plenty of guest parking, including convenient street parking and designated visitor spaces. Ideally located, this property offers quick access to the shops and restaurants of West 85th and Signal Hill/Westhills. It's also minutes from schools across multiple systems – public, private, and Catholic – and steps away from the recreational opportunities at Winsport, including skiing, skating, and summer camps. Commuting is a breeze with easy access to the Ring Road, downtown, and the mountains. Plus, nearby walking and biking paths invite you to enjoy the outdoors right at your doorstep. Experience the best of Cougar



Ridge â€“ schedule your viewing today!

Built in 2008

### Essential Information

MLS® #	A2219890
Price	\$349,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	801
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	1302, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H0A2

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Smoking Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Other
Lot Description	Backs on to Park/Green Space, Corner Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 13th, 2025
Days on Market	3
Zoning	DC

**Listing Details**

Listing Office	RE/MAX Realty Professionals
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