

\$309,900 - 702, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2090501

\$309,900

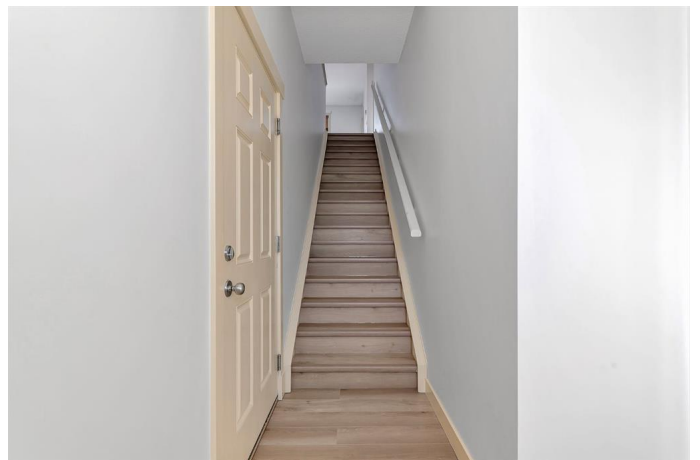
1 Bedroom, 1.00 Bathroom, 760 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Exceptionally rare and highly sought-after, this end-unit pet-friendly (up to 2 dogs/cats) townhome with a single attached garage boasts pride of ownership with its pristine and newly renovated condition! Step into this contemporary 760 square foot bungalow-style townhome with brand new flooring and fresh paint! The open-concept layout, complete with 9-foot ceilings, on-demand hot water system, in-floor heating, and a covered balcony with a gas line, sets the stage for modern living. The spacious living room offers a generously sized windows, while the adjacent eating area seamlessly flows into the kitchen. Equipped with a tasteful tile backsplash, plenty of cupboards and a convenient pantry, the kitchen is a dream! The primary bedroom is bathed in natural light thanks to its large windows. You'll appreciate the walk-in closet and the full 4-piece bathroom. For added convenience, there is in-suite laundry at your disposal.

With remarkably low condo fees of just \$255 per month, you'll have more to spend on the things that matter. Additionally, a full-length driveway accommodates a second vehicle and ample visitor parking spaces are available. Situated in a prime location in Cougar Ridge, you'll find everything at your doorstep. Enjoy a short commute to downtown and the proximity to COP, playgrounds, schools, West Springs Village shopping, and an abundance of other amenities. This property offers the ultimate blend of modern comfort and unbeatable



location!

Built in 2008

Essential Information

MLS® #	A2090501
Price	\$309,900
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	760
Acres	0.00
Year Built	2008
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	702, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J2

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	In Floor, Hot Water
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 3rd, 2023
Date Sold	November 28th, 2023
Days on Market	25
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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