

\$429,900 - 1406, 281 Cougar Ridge Drive Sw, Calgary

MLS® #A2139204

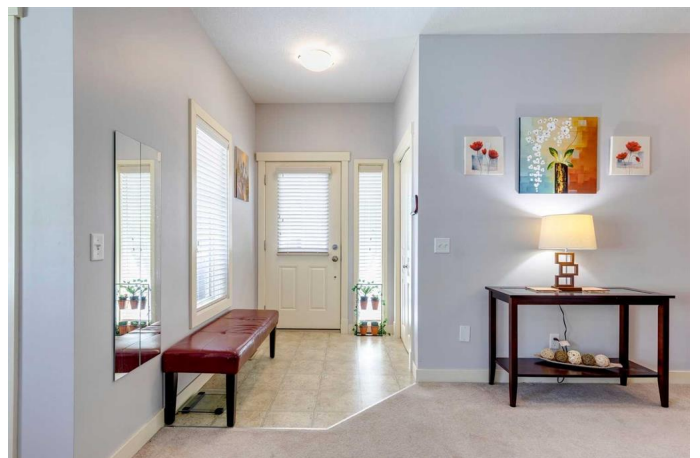
\$429,900

2 Bedroom, 2.00 Bathroom, 1,169 sqft

Residential on 0.15 Acres

Cougar Ridge, Calgary, Alberta

Best townhome value in Cougar Ridge. Immaculate end unit in Cougar Ridge Villas; this Birchwood complex is tucked away behind Canada Olympic Park and minutes to transit, shopping and schools. This large two bedrooms and two full bathrooms-style townhome offers a great open floorplan with 9 ft ceilings and warm neutral colours and a sprawling full basement ready for your development. Being an end unit, the three large windows in the basement make it very bright and inviting. Note: Not all units in this complex have a basement. The stylish maple kitchen has a raised eating bar and stainless-steel appliances. Huge living/dining room with plenty of light availing of the corner end unit. Master bedroom has a walk-in closet & a full ensuite, and second bedroom is spacious at the front of the house. There is close to 1000sqft of future living space or wide open for floor hockey! Single attached garage with covered patio with gas bbq line. Visitors parking is really close. Huge open park/playing field right next door to enjoy the great outdoors. This fabulous townhouse community offers low condo fees and convenient access to all of the shops, restaurants, and services on the Upper West End. The completion of the Ring Road has also revolutionized access to the entire city, and you can be downtown in 15 minutes. A fabulous property anxiously awaiting a new family to call it home!



Built in 2006

Essential Information

MLS® #	A2139204
Price	\$429,900
Sold Price	\$501,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,169
Acres	0.15
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	1406, 281 Cougar Ridge Drive Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0J2

Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

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

Additional Information

Date Listed	June 7th, 2024
Date Sold	June 10th, 2024
Days on Market	3
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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