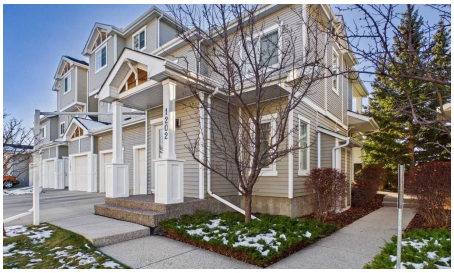
1202 281 Cougar Ridge Drive SW

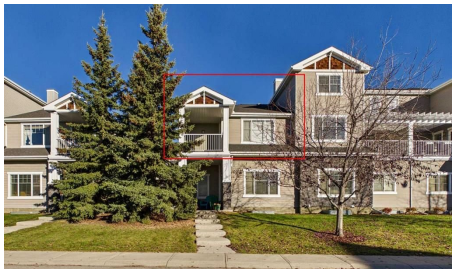
Calgary | Active | MLS® A2355838

$354,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2006**	**858 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by The Real Estate District

A closer look

Imagine coming home to a space that feels brand new, where the workday fades the moment you step onto your private patio or through the front door. This top-floor, end-unit townhouse bungalow in Cougar Ridge offers fewer shared walls, extra natural light, and a bright, move-in-ready interior that’s hard to find at this price point.

The heart of the home is the updated kitchen, refreshed in early 2026 with crisp white cabinetry, quartz countertops, and a tiled backsplash, paired with newer appliances. Durable LVP flooring and fresh paint carry the clean, modern feel throughout, while cozy carpet adds warmth where you want it. The updated bathroom follows the same story, with tiled finishes, a white vanity, and a quartz countertop. The smart one-bedroom layout is ideal for first-time buyers, downsizers, or investors seeking a turnkey property in a high-demand SW community.
Step outside to your private patio, perfect for morning coffee or evening wine, a quiet spot to unwind at the end of the day. Everyday convenience is built right in, with an attached garage to keep your vehicle out of the elements and a driveway for extra parking, so coming and going is simple in every season.

The location does the rest. You’re minutes from schools, shopping, parks, and everyday amenities, with ample street parking for guests. Cougar Ridge is known for its pathways, ridge views, and quick mountain access, and this home puts you right in the middle of it all.

Updated, bright, and move-in ready, top-floor end units like this don’t last long in Cougar Ridge.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355838
Bedrooms	1
Bathrooms	1
Year Built	2006
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	Townhouse-Stacked
Total Living Area:	858 sq. ft.
Condo Fee:	$302.68
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	North
Entry Level:	1
Levels:	One
End Unit:	1 Common Wall
Total Rooms Above Grade:	4
Year built:	2006 (Age: 20)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0812238
Heating:	Forced Air
Basement:	Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Tile, Vinyl Plank
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cougar Ridge Villas
Community:	Cougar Ridge (Calgary)
Amenities:	Visitor Parking
Appliances:	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 15' × 9'7" ·
Main Floor	Dining Room · 11'7" × 11'3" ·
Main Floor	Kitchen · 11'3" × 10'8" ·
Main Floor	Bedroom · 11'8" × 9'4" ·
Main Floor	Walk-In Closet · 5'4" × 4'6" ·
Main Floor	Laundry · 4'3" × 3'3" ·

Main Floor	Furnace/Utility Room · 3'5" × 3'4" ·
Lower Level	Entrance · 9'2" × 5'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Open Floorplan
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Lot Features:	Other
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Nov 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1202-281-cougar-ridge-drive-sw-calgary-a2355838/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

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