306 281 Cougar Ridge Drive SW

Calgary | Active | MLS® A2354383

$539,900









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2006**	**1,151.93 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Bode Platform Inc.

A closer look

Bungalow lovers, look no further! Enjoy the comfort and convenience of bungalow-style living at a townhome price! Offering over 2,300 sq. ft. of living space along with low condo fees, this beautifully updated end unit delivers exceptional space, versatility, and value. The lower level offers an incredible extension of the home, featuring a spacious bedroom, full bathroom, living area, and kitchenette complete with cabinetry, sink, and full-size refrigerator. Perfect for extended family, older children, overnight guests, or creating your own hobby, craft, or entertainment space. The main floor features two bedrooms which are thoughtfully positioned at opposite ends of the home for added privacy, along with two full bathrooms. One of this home's most exceptional features is its beautiful greenspace setting. Three large windows overlooking mature trees and parkland fill the main living area with natural light while providing peaceful, picturesque views throughout the seasons. With the greenspace just steps from your door, it's easy to enjoy spontaneous playtime with the kids, with the added peace of mind of being able to watch them from home, or simply head out for a quick walk with the dog. Almost every corner of this home has been updated. Thoughtfully cared for and styled, this home is truly move-in ready.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354383
Bedrooms	3
Bathrooms	3
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:	1,151.93 sq. ft.
Main Level Finished Area:	1,151.93 sq. ft.

Below Grade Finished Area:	1,113.49 sq. ft.
Condo Fee:	$373.00
Condo Fee Includes:	Common Area Maintenance, Insurance, Parking, Professional Management, Reserve Fund Contributions, Snow Removal
Front Exposure:	East
Entry Level:	1
Levels:	One
End Unit:	End Unit
Total Rooms Above Grade:	6
Year built:	2006 (Age: 20)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	0814626
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet

Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Cougar Ridge Villas
Community:	Cougar Ridge (Calgary)
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Electric Oven, Electric Stove, Garage Control(s), Refrigerator, Washer
Inclusions:	Basement kitchenette including cabinets, sink and fridge. Other furniture and decor negotiable.
Restrictions:	Restrictive Covenant, Utility Right Of Way
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 15'11" × 8'9" ·
Main Floor	Dining Room · 15'9" × 10'4" ·
Main Floor	Living Room · 13'6" × 13'5" ·
Main Floor	Foyer · 8'9" × 5'7" ·
Main Floor	Mud Room · 6'8" × 4'2" ·
Main Floor	Bedroom - Primary · 13'3" × 12' ·
Main Floor	Bedroom · 10'1" × 8'11" ·
Basement	Game Room · 18'2" × 13'2" ·

Basement	Family Room · 14'8" × 12'2" ·
Basement	Bedroom · 15'2" × 12' ·
Basement	Laundry · 22'5" × 7'7" ·
Basement	Furnace/Utility Room · 11'11" × 6'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Wet Bar
Exterior Features:	None
Patio And Porch Features:	Deck
Lot Features:	Backs on to Park/Green Space
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC
Listed Date:	Oct 23, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-281-cougar-ridge-drive-sw-calgary-a2354383/

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