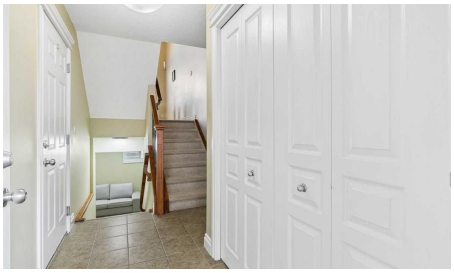
42 Cougar Ridge Mews SW

Calgary | Active | MLS® A2358684

$440,000









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2003**	**1,335 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Real Estate Professionals Inc.

A closer look

ONE OF THE BEST LOCATIONS IN THE COMPLEX -- BACKING ONTO A PATHWAY SYSTEM in the SOUGHT-AFTER LATITUDE of COUGAR RIDGE! Your spacious 3-bedroom + 1.5 bath townhome offers a wonderful combination of an exceptional setting, a unique 4-level split design, and exciting potential to make it your own. Perfect for a small family, first-time buyers, or those seeking an excellent investment opportunity. Your new home offers a functional layout, generous living spaces, and a highly desirable WEST CALGARY location. Enjoy a peaceful setting with a lovely treed backdrop and a north-facing deck overlooking the scenic pathway system - a STANDOUT FEATURE that truly sets this property apart! Step inside to a generous entryway w/ direct access to the ATTACHED SINGLE GARAGE. A few steps up, you'll discover a BRIGHT & SPACIOUS kitchen featuring stainless steel appliances, a center island, and ample cabinetry. A good sized dining area provides the perfect gathering spot for casual family meals, morning coffee, or entertaining friends & family. Soaring vaulted ceilings and an impressive wall of windows flood the space with natural light, creating an inviting atmosphere with a wonderful sense of openness. Just off the kitchen, step outside onto your north-facing deck overlooking the picturesque pathway system. With mature trees providing a beautiful natural backdrop, this peaceful outdoor space is ideal for enjoying your morning coffee, relaxing with a good book, or unwinding after a busy day. Overlooking the kitchen level is an exceptionally spacious living room, complete with a cozy fireplace and convenient 2-piece powder room. Generous proportions and a versatile layout make this an inviting space for both everyday living and entertaining. The upper level features a comfortable primary bedroom with a walk-in closet. The additional TWO bedrooms offer flexibility for family, guests, or a home office. A spacious 4-piece bathroom, complete w/ a tub and shower, rounds out the upper level. The FULLY DEVELOPED lower level (BONUS SPACE) provides additional versatile living space, ideal for a recreation room, media area, gym, or workspace. A laundry room completes this lower level. Add'l features include a NEW humidifier, recently serviced furnace, and NEWER washer and dryer. An attached single garage, driveway parking, and nearby visitor & street parking for guests add further convenience. Cougar Ridge is one of West Calgary's MOST DESIRABLE COMMUNITIES, known for its established residential setting, parks, pathways, and proximity to EXCELLENT amenities, schools (Calgary French & International, Waldorf, West Ridge, etc...), shopping (West Springs, Aspen, West Hills/Signal Hill), restaurants (Mercato, Vin Room, Fergus & Bix, Una Pizza, etc...), rec facilities (Westside Rec Centre), and major transportation routes, including Stoney Trail & Old Banff Coach RD - just minutes away. Your new home offers an EXCEPTIONAL balance of convenience & lifestyle. YOU WILL LOVE THIS JEWEL OF A HOME!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358684
Bedrooms	3
Bathrooms	2
Year Built	2003
Property Type:	Residential

Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	4 Level Split
Total Living Area:	1,335 sq. ft.
Main Level Finished Area:	722 sq. ft.
Upper Level Finished Area:	613 sq. ft.
Below Grade Finished Area:	254 sq. ft.
Condo Fee:	$406.79
Condo Fee Includes:	Common Area Maintenance, Professional Management, Reserve Fund Contributions, Snow Removal
HOA Fee Frequency:	Annually
Acreage:	No
Lot Area:	1,840 sq. ft.
Lot Frontage:	24'11"
Front Exposure:	South
Unit Exposure:	North
Entry Level:	1
Levels:	4 Level Split
End Unit:	1 Common Wall
Total Rooms Above Grade:	7
Year built:	2003 (Age: 23)
Bedrooms:	3 (Above Grd: 3)

Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	0312048
Heating:	Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Vinyl Siding, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
HOA Fee:	$122.00
Condo Fee Frequency:	Monthly

City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Cougar Ridge (Calgary)
Amenities:	Visitor Parking
Appliances:	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 12'3" × 8'5" ·
Main Floor	Dining Room · 12'3" × 9'10" ·
Main Floor	Foyer · 9'6" × 4'3" ·
2nd Floor	Living Room · 18'4" × 11'3" ·
2nd Floor	Balcony · 10'3" × 4' ·
3rd Floor	Bedroom - Primary · 12'11" × 10'5" ·
3rd Floor	Bedroom · 11' × 10'1" ·
3rd Floor	Bedroom · 12'2" × 7'9" ·
3rd Floor	Walk-In Closet · 8'10" × 5' ·
Basement	Family Room · 12'5" × 11'2" ·
Basement	Laundry · 4'9" × 4'6" ·
Basement	Furnace/Utility Room · 6'1" × 4'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Entrance

Patio And Porch Features:	Balcony(s), Deck
Lot Features:	Backs on to Park/Green Space, Few Trees, Landscaped, Lawn, No Back Lane, Rectangular Lot, Street Lighting
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone W
Zoning:	DC (pre 1P2007)
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/42-cougar-ridge-mews-sw-calgary-a2358684/

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

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