

# \$639,000 - 12 Cougar Ridge Landing Sw, Calgary

MLS® #A2263362

**\$639,000**

3 Bedroom, 4.00 Bathroom, 1,845 sqft

Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

Welcome to a truly exceptional opportunity in the desirable community of Cougar Ridge. This well-located complex, situated near Old Banff Coach Road, features this unique end unit within a highly sought-after 4-plex building. This townhome offers an expansive 2,365+ square feet of meticulously maintained living space, complete with 3 bedrooms and 3.5 bathrooms. The main level showcases elegant hardwood flooring throughout the living and dining areas. The kitchen and all baths have been upgraded with stylish granite countertops. The home boasts brand new, high-end Samsung and LG appliances (refrigerator, microwave, electric stove, and dishwasher). The upper floor features two spacious bedrooms with freshly replaced carpeting, plus a versatile hardwood-floored loft area. The basement is fully and professionally developed, adding significant value and living space with a large family room, a third bedroom, and a 4-piece bathroom. Ample storage space is also available. Enjoy the convenience of an attached single-car garage and an additional dedicated parking stall right in front of the unit. Its excellent location provides easy access to downtown and public transit, making it ideal for the commuter.

Built in 2013

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2263362      |
| Price          | \$639,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,845         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 12 Cougar Ridge Landing Sw |
| Subdivision | Cougar Ridge               |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3H 0X8                    |

### Amenities

|                |                                                               |
|----------------|---------------------------------------------------------------|
| Amenities      | Parking, Secured Parking, Snow Removal, Visitor Parking       |
| Parking Spaces | 2                                                             |
| Parking        | Driveway, Insulated, Oversized, Paved, Single Garage Attached |
| # of Garages   | 1                                                             |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Water Purifier |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas                                                                                                                                                                   |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Exterior Features | Lighting, Playground                                                                               |
| Lot Description   | Corner Lot, Cul-De-Sac, Landscaped, Lawn, Many Trees, No Neighbours Behind, Paved, Street Lighting |
| Roof              | Asphalt Shingle                                                                                    |
| Construction      | Composite Siding, Stone, Vinyl Siding                                                              |
| Foundation        | Poured Concrete                                                                                    |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 10th, 2025 |
| Days on Market | 24                 |
| Zoning         | DC                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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