

# \$649,000 - 12 Cougar Ridge Landing Sw, Calgary

MLS® #A2263362

**\$649,000**

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	\$649,000
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, Single Garage Attached, Paved
# 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), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings, Garburator, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

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

## Additional Information

Date Listed	October 10th, 2025
Days on Market	2
Zoning	DC

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.