

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

MLS® #A2263362

**\$649,000**

3 Bedroom, 4.00 Bathroom, 1,845 sqft  
Single Family

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. (id:6289)

Built in 2013

## Essential Information



Listing #	A2263362
Price	\$649,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,845
Year Built	2013
Type	Single Family
Sub-Type	Condominium/Strata

### **Community Information**

Address	12 Cougar Ridge Landing Sw
Subdivision	Cougar Ridge
City	Calgary
Province	Alberta
Postal Code	T3H0X8

### **Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, No neighbours behind, No Animal Home, No Smoking Home, Parking
Parking Spaces	2
Parking	Attached Garage, Oversize
# of Garages	1

### **Interior**

Appliances	Water purifier, Dishwasher, Stove, Dryer, Garburator, Microwave Range Hood Combo, Window Coverings, Garage door opener, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### **Exterior**

Exterior	Composite Siding, Stone, Vinyl siding
Exterior Features	Landscaped, Lawn

Foundation

Poured Concrete

## Listing Details

Listing Office

First Place Realty



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Listing information last updated on October 13th, 2025 at 5:46pm CDT