

# \$455,000 - 11 Cougar Ridge Mews Sw, Calgary

MLS® #A2227600

**\$455,000**

3 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.03 Acres

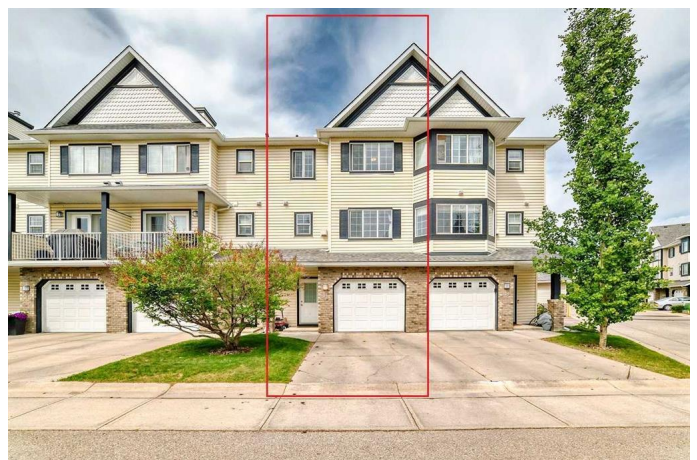
Cougar Ridge, Calgary, Alberta

**PRICE DROP!!!** Welcome to this Charming 4 level split home in a desirable Cougar Ridge Condo complex. Main level offers a good size foyer with closet and access to the garage and Basement. 2nd level is the Heart of home featuring a bright spacious kitchen with high ceiling with a large breakfast nook and access to the deck to drink your morning coffee. Enjoy your favourite shows in a generous living room with fire place and large windows that fills the space with natural light. This level also includes a convenient 2-piece bathroom, adding to the home's functionality. Enjoy ultimate privacy on the 4level in the master bedroom, complete with a walk-in closet. Two additional well-sized bedrooms and a full 4-piece bathroom make this level both comfortable and practical. Located close to shopping, amenities, International French School and Edge school as well as Canada Olympic park. Good Visitor parking in the complex. Book your private showing today!

Built in 2003

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2227600  |
| Price      | \$455,000 |
| Bedrooms   | 3         |
| Bathrooms  | 2.00      |
| Full Baths | 1         |
| Half Baths | 1         |



|                |               |
|----------------|---------------|
| Square Footage | 1,338         |
| Acres          | 0.03          |
| Year Built     | 2003          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 4 Level Split |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 11 Cougar Ridge Mews Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5P3                 |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                           |
|-------------------|-------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer                |
| Heating           | Forced Air, Natural Gas                                                                   |
| Cooling           | None                                                                                      |
| Fireplace         | Yes                                                                                       |
| # of Fireplaces   | 1                                                                                         |
| Fireplaces        | Gas                                                                                       |
| Has Basement      | Yes                                                                                       |
| Basement          | Finished, Full                                                                            |

### Exterior

|                   |                  |
|-------------------|------------------|
| Exterior Features | Garden, Lighting |
| Lot Description   | Rectangular Lot  |
| Roof              | Asphalt Shingle  |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 3rd, 2025  |
| Days on Market | 11              |
| Zoning         | DC (pre 1P2007) |
| HOA Fees       | 119             |
| HOA Fees Freq. | ANN             |

### **Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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