\$569,900 - 95 Cougar Ridge Landing Sw, Calgary

MLS® #A2208751

\$569,900

2 Bedroom, 3.00 Bathroom, 1,743 sqft Residential on 0.00 Acres

Cougar Ridge, Calgary, Alberta

"The Landings of Cougar Ridge" has executive style living in this upscale townhouse, with downtown and west side amenities and Stoney trail all within minutes. Enjoy the lifestyle of open kitchen, living and dining, with a private flex room for additional living or office space if you choose. The walk-in storage is being used as a huge pantry. There is more storage under the stairs and an outside lock up off the balcony. Upstairs you will find two bedrooms, both with ensuites and a bonus room, again great for a den or office. The laundry/linen room is also upstairs off one of the ensuites. Don't miss that wonderful primary walk-in closet built for optimal organization. This end unit is in the center of the complex for peace and quiet and just steps to your underground, heated parking for two. If you have an extra toy, there is an option to purchase a third spot at the moment, but won't last long! The dining area opens to the balcony which has a gas hook up for your spring bar-b-ques, or curl up in front of the fireplace on a chilly evening, this home has it all. The Landings is a pet friendly community with a great condo association. Geo-thermal heat is not just eco friendly, but easy on the pocketbook, keeping condo fees lower than most. Freshly painted in Dove White and professionally cleaned every other week. Just turn the key and move in!







Essential Information

MLS® # A2208751 Price \$569.900

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,743
Acres 0.00
Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 95 Cougar Ridge Landing Sw

Subdivision Cougar Ridge

City Calgary
County Calgary
Province Alberta
Postal Code T3H 0X8

Amenities

Amenities Bicycle Storage, Secured Parking, Snow Removal, Storage, Trash,

Visitor Parking

Parking Spaces 2

Parking Garage Door Opener, Heated Garage, Titled, Underground

of Garages 2

Interior

Interior Features Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers,

Double Vanity, French Door, Granite Counters, No Animal Home, No

Smoking Home, Recessed Lighting

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan,

Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Geothermal

Cooling Other Fireplace Yes

of Fireplaces 1

Fireplaces Blower Fan, Gas, Great Room, Mantle

Basement None

Exterior

Exterior Features Balcony

Lot Description Few Trees, Interior Lot

Roof Asphalt Shingle

Construction Composite Siding

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2025

Days on Market 15

Zoning DC

Listing Details

Listing Office Royal LePage Solutions

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