

# \$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

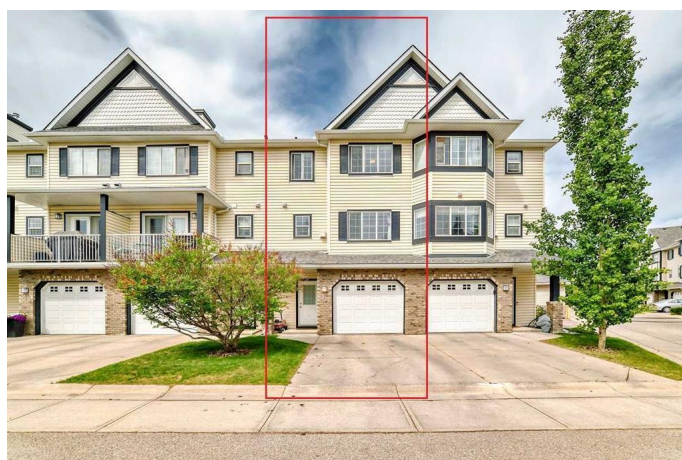
Cougar Ridge, Calgary, Alberta

**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	19
Zoning	DC (pre 1P2007)
HOA Fees	119
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	Century 21 Bravo Realty
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