



THE
A-TEAM

**RE/MAX
FIRST**

281 COUGAR RIDGE Drive #1002, Calgary T3H 0J3

MLS®#: **A2173578** Area: **Cougar Ridge** Listing Date: **10/17/24** List Price: **\$365,000**
Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2008**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Corner Lot**
Park Feat: **Additional Parking,Single Garage Attached**

Finished Floor Area

Abv Sqft: **838**
Low Sqft:
Ttl Sqft: **838**

DOM

11
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor**
Sewer:
Ext Feat: **Balcony**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 8`0"	Bedroom	Main	14`4" x 9`3"
Living Room	Main	16`7" x 14`10"	Dining Room	Main	6`11" x 11`0"
Kitchen	Main	10`8" x 10`11"	Furnace/Utility Room	Main	3`5" x 3`5"

Legal/Tax/Financial

Condo Fee: **\$280** Title: **Fee Simple** Zoning: **DC**

Legal Desc: 0811308

Fee Freq:
Monthly

Remarks

Pub Rmks: **Welcome to this elegant end-unit townhouse in the prestigious community of Cougar Ridge SW, where urban convenience meets natural beauty. This well-designed 1-bedroom, 1-bathroom home features a single attached garage and additional driveway parking, offering both practicality and style. Surrounded by serene parks and lush green spaces, this home provides a tranquil retreat while still being minutes from the excitement of Canada Olympic Park. Outdoor enthusiasts will appreciate the seamless access to the mountains, making weekend getaways or year-round adventure effortlessly within reach. A perfect blend of sophistication and outdoor living awaits you in this coveted location!**

Inclusions: **Furniture is negotiable**
Property Listed By: **Renzo Real Estate Inc.**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









