

# \$460,000 - 24 Cougar Ridge Mews Sw, Calgary

MLS® #A2257338

**\$460,000**

2 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.04 Acres

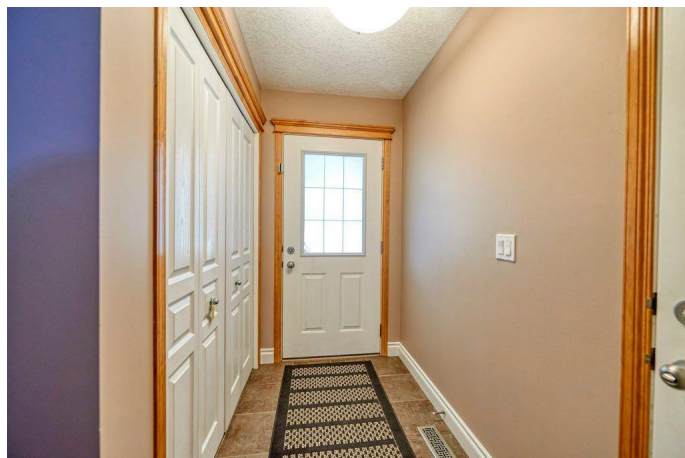
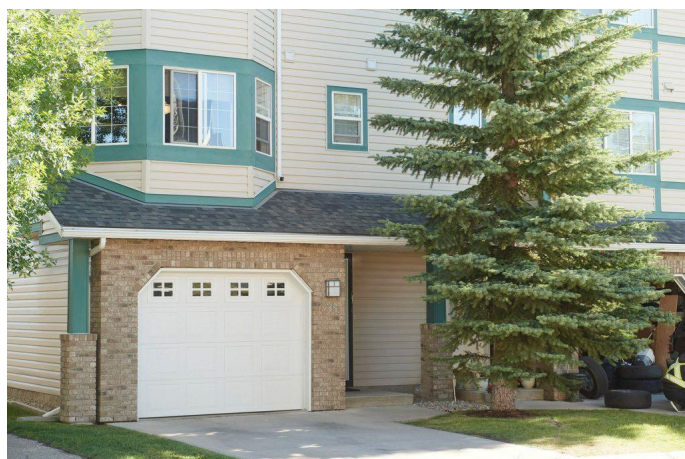
Cougar Ridge, Calgary, Alberta

Welcome to the Best Unit in Latitude complex. End unit backing on to wonderful walking paths with quick access to Calgary French International School, and Parks. The lovely entrance greets you in this magnificent townhouse. PRIDE OF OWNERSHIP! Large Living Room features a 12 foot ceiling, a built-in tile surrounded gas fireplace, and access to the Balcony. The balcony features a gas line to BBQ, and has a view on the walking path and quiet green space. The kitchen features stainless steel appliances, a Bosch built-in dishwasher, and a convenient island. The bright dining room features lovely bay windows. The upper level features 2 master bedrooms with walk-in closets, 2 ensuites, and an open den area with a practical built-in desk. The fully developed lower level features a large recreational room. Close to amenities, schools, and walking paths. Easy Downtown access.

Built in 2003

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2257338  |
| Price          | \$460,000 |
| Bedrooms       | 2         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,362     |



|            |               |
|------------|---------------|
| Acres      | 0.04          |
| Year Built | 2003          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 4 Level Split |
| Status     | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 24 Cougar Ridge Mews Sw |
| Subdivision | Cougar Ridge            |
| City        | Calgary                 |
| County      | Calgary                 |
| Province    | Alberta                 |
| Postal Code | T3H 5P4                 |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Snow Removal, Visitor Parking     |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                                              |
|-------------------|------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                      |
| Cooling           | None                                                                                                                         |
| Fireplace         | Yes                                                                                                                          |
| # of Fireplaces   | 1                                                                                                                            |
| Fireplaces        | Gas, Living Room                                                                                                             |
| Has Basement      | Yes                                                                                                                          |
| Basement          | Finished, Full                                                                                                               |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Playground, Barbecue                                                 |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                      |

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

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 17th, 2025 |
| Days on Market | 14                   |
| Zoning         | CAL ZONE W           |
| HOA Fees       | 119                  |
| HOA Fees Freq. | ANN                  |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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