

# \$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

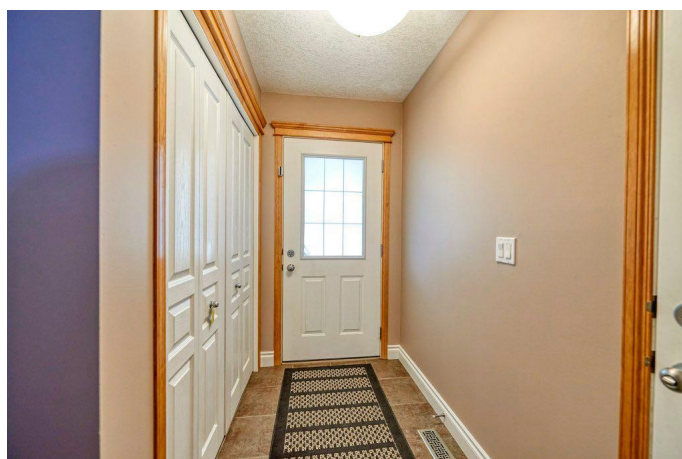
Cougar Ridge, Calgary, Alberta

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 ensuite, 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	Barbecue, Playground
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
Zoning	CAL ZONE W
HOA Fees	119
HOA Fees Freq.	ANN

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
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