

# \$628,500 - 320 Cougartown Circle Sw, Calgary

MLS® #A2261989

## \$628,500

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.07 Acres

Cougar Ridge, Calgary, Alberta

Immaculate 3 bdrm + den, 2 ½ bath, ½ duplex on a quiet street with private sunny south yard in sought after Cougar Ridge. Affordable living with NO CONDO FEES! Great curb appeal with a cozy front porch & raised flowerbed. Open main floor plan with 9' ceilings. Spacious foyer with adjacent main floor den. Great room with fireplace is open to a good-sized kitchen that includes a pantry, peninsula with breakfast bar, stainless & black appliances & a family sized dining area with French door access to a newer low maintenance 24' x 13' deck with a gazebo for shade on those hot summer days. Upstairs includes a King-sized master with a walk-in closet & 3 pc ensuite with an oversized glass walk-in shower. The second & third bedrooms share a 4pc Jack & Jill bath. The lower level features a laundry area, RI plumbing & two egress windows - perfect for future development. The garage has a higher ceiling allowing extra space for raised storage, there is additional parking on the driveway & lots of guest parking on the street. This location is close to shopping, restaurants & walking distance to some exclusive sought after schools. Easy access to downtown, the new ring road system, & a quick escape to the mountains.

Built in 2006

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2261989               |
| Price          | \$628,500              |
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,386                  |
| Acres          | 0.07                   |
| Year Built     | 2006                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 320 Cougartown Circle Sw |
| Subdivision | Cougar Ridge             |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3H 0A5                  |

### Amenities

|                |                                  |
|----------------|----------------------------------|
| Amenities      | Park, Playground                 |
| Parking Spaces | 2                                |
| Parking        | Driveway, Single Garage Attached |
| # of Garages   | 1                                |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bathroom Rough-in |
| Appliances        | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings                                                    |
| Heating           | Forced Air                                                                                                                               |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Electric                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                      |

Basement                      Full, Unfinished

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, Lawn, Low Maintenance Landscape  
Roof                      Asphalt Shingle  
Construction          Shingle Siding, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 3rd, 2025  
Days on Market        13  
Zoning                    R-G  
HOA Fees                119  
HOA Fees Freq.        ANN

**Listing Details**

Listing Office            RE/MAX Landan Real Estate

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