



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

502, 281 Cougar Ridge Drive SW
Calgary, Alberta

MLS # A2329545



\$345,000

Division:	Cougar Ridge		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	841 sq.ft.	Age:	2007 (19 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

Imagine coming home to a place where the workday melts away the moment you step onto your private patio and look out over open greenspace. This top-floor, end-unit townhouse bungalow sides onto greenspace, tucked into one of Cougar Ridge's most peaceful pockets. Pull into your single attached garage — driveway included for extra parking — and you'll notice this home offers something rare in a condo-style community: the privacy and layout of a bungalow, without the upkeep of a full single-family home. Being both top-floor and end unit means fewer shared walls, more natural light, and a sense of space that's hard to find at this price point. Inside, a smart one-bedroom layout awaits — ideal for first-time buyers, downsizers, or investors seeking a turnkey property in a high-demand SW community. Then step back outside to the real showstopper: a private patio siding onto greenspace, perfect for morning coffee or evening wine, with no neighbour crowding your view. The location does the rest. You're minutes from schools, shopping, parks, and everyday amenities, with ample street parking for guests. Cougar Ridge is known for its pathways, ridge views, and quick mountain access — and this home puts you right in the middle of it all. Homes like this — top-floor, end-unit, and siding onto greenspace — don't last long in Cougar Ridge.