

# \$449,000 - 54 Cougar Ridge Mews Sw, Calgary

MLS® #A2252274

**\$449,000**

2 Bedroom, 3.00 Bathroom, 1,356 sqft

Residential on 0.03 Acres

Cougar Ridge, Calgary, Alberta

Beautiful, move-in-ready, updated townhome in the vibrant community of Cougar Ridge!

This property is perfect for a young family or as a valuable investment.

A unique 5-level split home offering a finished ground level with direct access to your attached garage and a spacious entry, providing ample room to welcome guests. The next level up features a generous kitchen with a center island, stainless steel appliances, granite counters, and an abundant of cabinet storage. A bonus built-in banquette seating area offers additional space for game nights or family dinners. Vaulted ceilings and a wall of windows create a bright and inviting space perfect for entertaining. From this level, you can also access the west-facing rear deck, which is shaded by trees for privacy, ideal for enjoying your morning coffee or an evening glass of wine.

Moving up from the kitchen, you'll find an extra-large living space complete with a cozy fireplace and a two-piece bathroom. The upper floor boasts a primary bedroom with a walk-in closet and a 4-piece ensuite bathroom. Another bedroom, also featuring a walk-in closet and a 4-piece bathroom, is ideal for roommates or families. A conveniently located laundry room is situated between the two bedrooms.

The basement is fully developed, offering a versatile flex space that can be used for movie



nights, a workout area, an office, or a games room. This home includes a single attached garage and a front driveway pad for an additional vehicle. Steps from the main street, ensuring plenty of parking for visitors even if guest parking is full.

The location is ideal, with close proximity to shopping, restaurants, schools, walking paths, and quick access to Stoney Trail. Welcome to your townhome in the quiet community of Cougar Ridge

Built in 2003

**Essential Information**

MLS® #	A2252274
Price	\$449,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,356
Acres	0.03
Year Built	2003
Type	Residential
Sub-Type	Row/Townhouse
Style	5 Level Split
Status	Active

**Community Information**

Address	54 Cougar Ridge Mews Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 5P3

**Amenities**

Amenities	Visitor Parking
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Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Few Trees, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 28th, 2025
Days on Market	1
Zoning	DC Pre IP2007

## Listing Details

Listing Office	CIR Realty
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