



**69 Cougar Ridge Mews SW
Calgary, Alberta**

MLS # A2286177



\$449,900

Division:	Cougar Ridge		
Type:	Residential/Four Plex		
Style:	4 Level Split		
Size:	1,345 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Enclosed, Garage Door Opener, Insulated, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 401
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: N/A

69 Cougar Ridge Mews SW is a beautiful and spacious 3-bedroom townhouse located in one of Calgary's most peaceful and highly desirable southwest communities. This home offers a clean, functional layout with generous living space, a good size kitchen & main floor laundry making it ideal for families, professionals, or anyone seeking comfort in a quiet residential setting. The home is just steps from public transit with direct bus connections to the nearby 69th Street SW CTrain station, allowing for smooth commuting across the city. Residents enjoy close proximity to everyday essentials including medical clinics, dental offices, shopping centres, and recreational amenities, Calgary French & International school (K-12) & Waldorf school(JK-Grade 9) as well as Webber Academy.