

69 Cougar Ridge Mews SW  
Calgary, Alberta

MLS # A2286177



## \$449,900

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 401
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.