

\$849,900 - 43 Cougar Ridge Crescent Sw, Calgary

MLS® #A2220749

\$849,900

3 Bedroom, 3.00 Bathroom, 2,311 sqft

Residential on 0.10 Acres

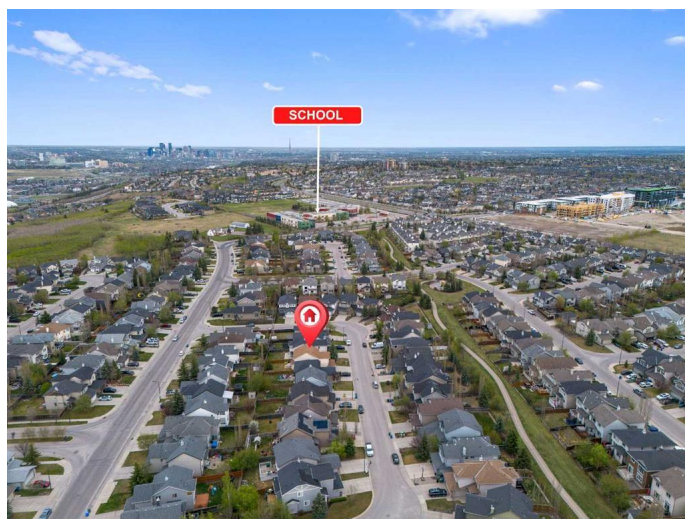
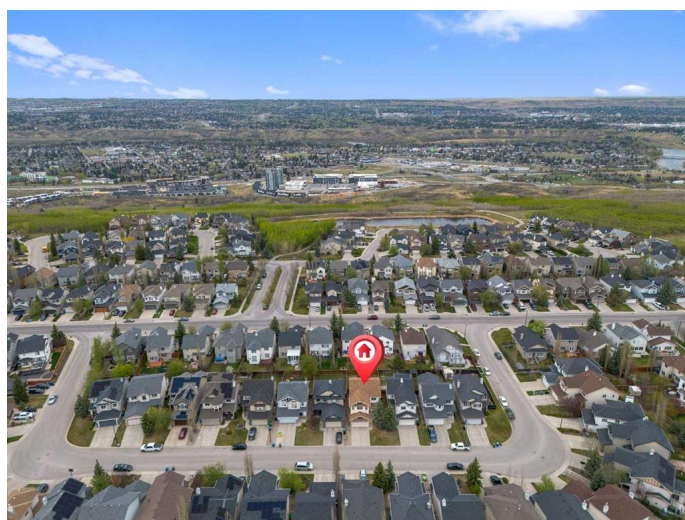
Cougar Ridge, Calgary, Alberta

Welcome to 43 Cougar Ridge Crescent SW â€” a beautifully maintained, one-owner home offering over 2,300 sq ft of thoughtfully designed living space on a quiet cul-de-sac in the highly sought-after community of Cougar Ridge.

This 3-bedroom, 2.5-bathroom two-storey home combines comfort and functionality with recent updates throughout. The main floor features a welcoming living room with a gas fireplace, a dedicated formal dining room, and a bright breakfast nook off the kitchenâ€”perfect for casual meals. The kitchen is well-appointed with rich cabinetry, a breakfast bar, and newer stainless steel appliances including a brand-new LG fridge and microwave, plus a Bosch dishwasher.

Flooring throughout the main level includes a mix of hardwood and carpet, offering both warmth and comfort, while fresh paint throughout gives the home a crisp, updated feel. Youâ€™ll also find main floor laundry equipped with a new LG washer for everyday convenience.

Upstairs, the large bonus room offers flexible space for a second living area, media room, or playroom. The spacious primary suite includes a walk-in closet and a private ensuite featuring a soaker tub, separate shower, and ample counter space. Two additional bedrooms and a full bathroom complete the upper level.



The partly finished basement includes a dedicated theatre space and home office/bedroom, with plenty of room remaining for storage or future development.

Other recent upgrades include a newer Bradford White hot water tank.

Located close to top-rated schools, parks, walking paths, Winsport, shopping, and offering quick access to downtown or the mountains, this home delivers excellent value in a fantastic location.

A rare chance to own a move-in-ready, lovingly maintained home in one of Calgary's most desirable westside neighbourhoods.

Built in 2004

Essential Information

MLS® #	A2220749
Price	\$849,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,311
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	43 Cougar Ridge Crescent Sw
Subdivision	Cougar Ridge

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 4X7

Amenities

Amenities	Other
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Pantry, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Interior Lot, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 15th, 2025
Days on Market	8
Zoning	R-G
HOA Fees	119
HOA Fees Freq.	ANN

Listing Details

Listing Office

eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.