

\$628,500 - 320 Cougartown Circle Sw, Calgary

MLS® #A2261989

\$628,500

3 Bedroom, 3.00 Bathroom, 1,386 sqft

Residential on 0.07 Acres

Cougar Ridge, Calgary, Alberta

Immaculate 3 bdrm + den, 2 ½ bath, ½ duplex on a quiet street with private sunny south yard in sought after Cougar Ridge. Affordable living with NO CONDO FEES! Great curb appeal with a cozy front porch & raised flowerbed. Open main floor plan with 9' ceilings. Spacious foyer with adjacent main floor den. Great room with fireplace is open to a good-sized kitchen that includes a pantry, peninsula with breakfast bar, stainless & black appliances & a family sized dining area with French door access to a newer low maintenance 24' x 13' deck with a gazebo for shade on those hot summer days. Upstairs includes a King-sized master with a walk-in closet & 3 pc ensuite with an oversized glass walk-in shower. The second & third bedrooms share a 4pc Jack & Jill bath. The lower level features a laundry area, RI plumbing & two egress windows - perfect for future development. The garage has a higher ceiling allowing extra space for raised storage, there is additional parking on the driveway & lots of guest parking on the street. This location is close to shopping, restaurants & walking distance to some exclusive sought after schools. Easy access to downtown, the new ring road system, & a quick escape to the mountains.

Built in 2006

Essential Information



MLS® #	A2261989
Price	\$628,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,386
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	320 Cougartown Circle Sw
Subdivision	Cougar Ridge
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H 0A5

Amenities

Amenities	Park, Playground
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes

Basement Full, Unfinished

Exterior

Exterior Features Private Yard
Lot Description Back Yard, Lawn, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Vinyl Siding, Shingle Siding
Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025
Days on Market 8
Zoning R-G
HOA Fees 119
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX Landan Real Estate

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.