

# \$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          Shingle Siding, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed              October 3rd, 2025  
Days on Market        11  
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.