

# \$260,000 - 29, 309 3 Avenue, Irricana

MLS® #A2242070

**\$260,000**

3 Bedroom, 3.00 Bathroom, 1,240 sqft

Residential on 0.01 Acres

NONE, Irricana, Alberta

An incredible opportunity awaits in this bright and open, end-unit townhome.! There's ample space for the whole family, and only a short commute to Airdrie and Calgary. The generous primary bedroom boasts it's own en-suite bathroom, while the other two well sized bedrooms share a 4 piece bathroom. The main level's open design flows seamlessly to your own private, fully fenced backyard with a sunny deck -. perfect for entertaining or simply enjoying your privacy. Stay comfortable all summer with central air conditioning, and keep your car protected from the elements in your attached garage. Plus, there's even more space available to develop in the basement, or a great spot for storage. Why pay rent when you could start building equity in your own property, at an affordable price. Call your favorite realtor, and come see this one today!

Built in 1999

## Essential Information

MLS® #	A2242070
Price	\$260,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,240
Acres	0.01



Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	29, 309 3 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

### Amenities

Amenities	None
Parking Spaces	2
Parking	Concrete Driveway, Front Drive, Garage Door Opener, Off Street, Parking Pad, Single Garage Attached, Permit Required, Plug-In
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows, Wired for Sound
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Garden, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 22nd, 2025
Days on Market	4
Zoning	R

### **Listing Details**

Listing Office	CIR Realty
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