

# \$280,000 - 305 2 Avenue W, Cardston

MLS® #A2248056

**\$280,000**

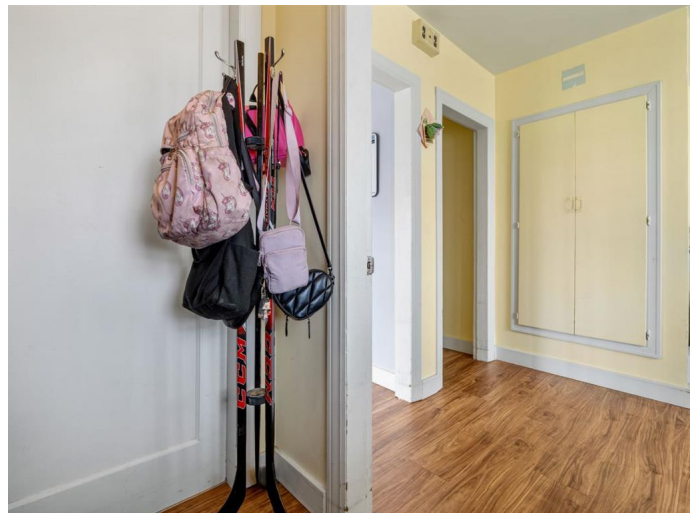
3 Bedroom, 2.00 Bathroom, 1,017 sqft

Residential on 0.12 Acres

NONE, Cardston, Alberta

Welcome to 305 2 Avenue W, a charming piece of Cardston history with all the comfort of modern living. Built in 1945, this single-storey bungalow has been lovingly maintained and is ready for its next chapter. Step onto the inviting front porch, where you can enjoy your morning coffee while watching the quiet street come to life. Inside, the main floor offers two bedrooms, including a spacious primary, plus a bright living area that makes you feel right at home the moment you walk in. The full bathroom on this level is conveniently located with gorgeous tile work in the shower. The kitchen is sure to please with its upgraded maple cabinets and laminate countertops. The basement adds more space with a third bedroom, a private ensuite, second kitchen, laundry, and a separate walk up basement into the garage. You'll love the practicality of the double attached garage for our Alberta winters, and the thoughtful layout that balances cozy charm with functional living. Situated in the heart of Cardston, you're close to schools, parks, and all the amenities of a friendly, tight-knit community, and only a short drive from the stunning Waterton Lakes National Park. Whether you're a first-time buyer, downsizing, investing, or simply looking for a place with character, this home is ready to welcome you. Call your favourite REALTOR® to book your showing!

Built in 1945



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248056    |
| Price          | \$280,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,017       |
| Acres          | 0.12        |
| Year Built     | 1945        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                 |
|-------------|-----------------|
| Address     | 305 2 Avenue W  |
| Subdivision | NONE            |
| City        | Cardston        |
| County      | Cardston County |
| Province    | Alberta         |
| Postal Code | T0K 0K0         |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Parking Pad |
| # of Garages   | 2                                   |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Laminate Counters, Storage                        |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air                                        |
| Cooling           | Central Air                                       |
| Has Basement      | Yes                                               |
| Basement          | Full                                              |

## Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Uncovered Courtyard                                                |
| Lot Description   | City Lot, Corner Lot, Few Trees, Front Yard, Lawn, Street Lighting |
| Roof              | Metal                                                              |

|              |                 |
|--------------|-----------------|
| Construction | Vinyl Siding    |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 81                |
| Zoning         | R1                |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.