

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

MLS® #A2248056

\$280,000

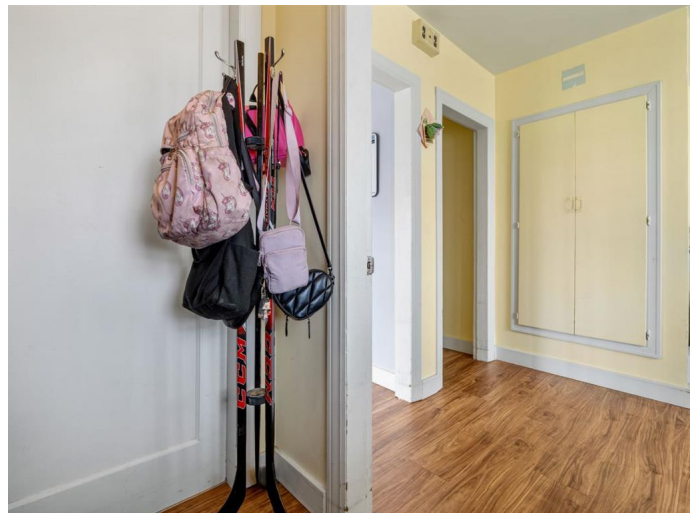
3 Bedroom, 2.00 Bathroom, 1,017 sqft

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	86
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.