

# \$429,900 - 309 2 Street, Irricana

MLS® #A2244081

**\$429,900**

4 Bedroom, 3.00 Bathroom, 1,077 sqft

Residential on 0.22 Acres

NONE, Irricana, Alberta

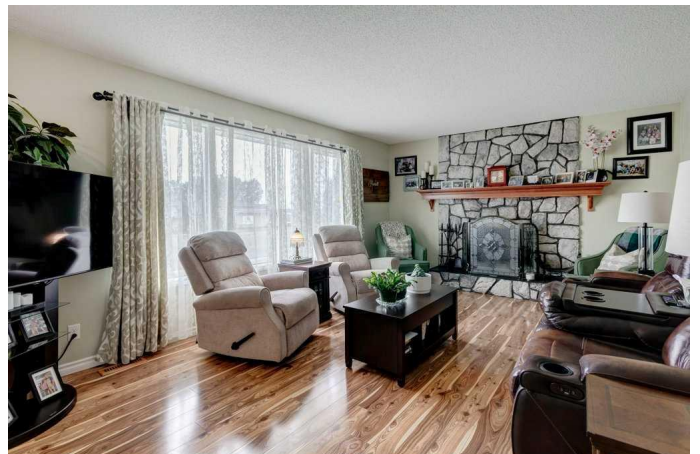
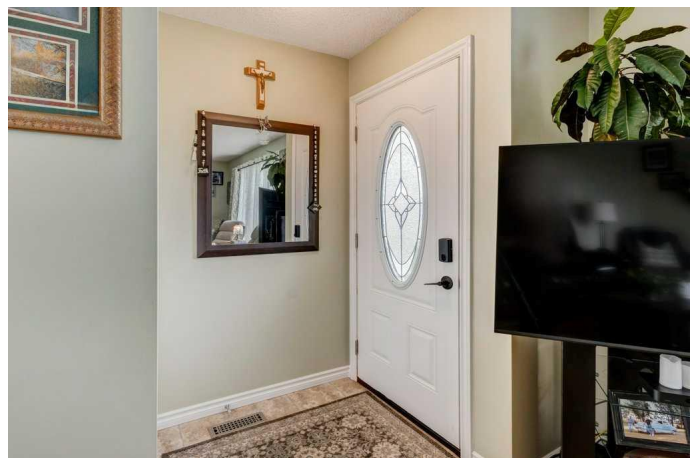
Charming Bungalow on Triple Lot with 3+1 Bedrooms & 4-Car Garage – Irricana, AB

Welcome to this beautifully rebuilt 1,076 sq. ft. bungalow, ideally situated on a rare triple lot in the peaceful community of Irricana, Alberta. Originally rebuilt in 2003, this well-maintained home offers the perfect blend of small-town charm and functional living space.

Inside, you™ll find a bright and inviting layout featuring 3 main-floor bedrooms, including a primary suite with a private 2-piece ensuite, and an additional bedroom in the fully finished basement (could easily be converted back to Two bedrooms) – perfect for guests or a home office. With 2.5 bathrooms total, there™s plenty of space for family living or entertaining.

The spacious kitchen and dining area flow seamlessly into a cozy living room, offering warm natural light and a welcoming atmosphere. Downstairs, the fully developed basement provides added flexibility with a large rec room, storage, and laundry area.

Outdoors, enjoy the massive yard – thanks to the triple lot – ideal for gardening, play, or future development. Car enthusiasts or hobbyists will love the two double garages (that™s four covered parking spaces!) and RV parking offering endless possibilities for workspace or storage.



Located just 35 minutes from Calgary and 25 minutes from Airdrie, Irricana offers a quiet lifestyle with easy access to city amenities. Whether you're looking for your first home, a family upgrade, or a peaceful place to retire, this property has something special to offer.

Features:

1,076 sq. ft. bungalow (rebuilt in 2003)

3+1 bedrooms | 3 bathrooms

2-piece ensuite in primary bedroom

Two double garages (4 total garage bays)

Triple lot “ massive outdoor space

Fully developed basement

Quiet, family-friendly community

Don't miss this unique opportunity“book your showing today!

Built in 1975

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2244081    |
| Price          | \$429,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,077       |
| Acres          | 0.22        |
| Year Built     | 1975        |
| Type           | Residential |
| Sub-Type       | Detached    |

|        |          |
|--------|----------|
| Style  | Bungalow |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 309 2 Street      |
| Subdivision | NONE              |
| City        | Irricana          |
| County      | Rocky View County |
| Province    | Alberta           |
| Postal Code | T0M 1B0           |

### Amenities

|                |                                                                   |
|----------------|-------------------------------------------------------------------|
| Parking Spaces | 8                                                                 |
| Parking        | Double Garage Attached, Double Garage Detached, RV Access/Parking |
| # of Garages   | 4                                                                 |

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry                                                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                          |
| Cooling           | Central Air                                                                                                      |
| Fireplace         | Yes                                                                                                              |
| # of Fireplaces   | 1                                                                                                                |
| Fireplaces        | Living Room, Stone, Wood Burning, Marble                                                                         |
| Has Basement      | Yes                                                                                                              |
| Basement          | Finished, Full                                                                                                   |

### Exterior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                   |
| Lot Description   | Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                |
| Construction      | Cement Fiber Board, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                                |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 6               |

Zoning                      R1-R2

**Listing Details**

Listing Office              Century 21 Masters

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