

# \$259,000 - 31, 309 3 Avenue, Irricana

MLS® #A2246527

**\$259,000**

3 Bedroom, 3.00 Bathroom, 1,159 sqft

Residential on 0.05 Acres

NONE, Irricana, Alberta

Welcome to this warm and inviting \*\*3 bedroom, 2.5 bathroom townhouse\*\* in the peaceful town of \*\*Irricana\*\* â€” a perfect place to call home if youâ€™re looking for small-town charm with easy access to city life. This well-maintained and updated home offers incredible value with a \*\*low condo fee\*\*, making it ideal for first-time buyers, families, or anyone craving a quieter lifestyle.

As you walk in, youâ€™ll love the \*\*open-concept main floor\*\* that features a \*\*modern kitchen\*\*, \*\*newer flooring\*\*, and \*\*pot lights\*\* that brighten up the space beautifully. The \*\*updated half bath\*\* on the main floor adds convenience, while the layout flows effortlessly into the living room â€” perfect for entertaining or just relaxing at home.

Upstairs, youâ€™ll find a \*\*huge master bedroom\*\*, plus two more \*\*generously sized bedrooms\*\* and a recently \*\*updated full bathroom\*\*. Downstairs, the \*\*developed basement\*\* offers even more room to enjoy with a cozy \*\*rec area\*\*, a \*\*wet bar\*\*, another \*\*full bath\*\*, and a dedicated \*\*laundry space\*\*. Thereâ€™s truly room for everyone here!

Step outside and enjoy your \*\*fenced yard\*\* â€” great for kids, pets, or simply soaking up the fresh country air. The home also includes a \*\*single attached garage\*\* for added



convenience.

Located in the quiet and friendly community of **Irricana**, you're just steps from the **Irricana Rec Centre**, a 2-minute drive to the **Natural Foods grocery store** and **local family restaurants**, and surrounded by wide open fields and nature. Plus, you're only **20 minutes to Airdrie** and **30 minutes to Calgary International Airport**, making this a great balance between peaceful living and city access.

If you're dreaming of a cozy, updated home in a tight-knit community, this townhouse might be just what you've been looking for. Book your private showing today!

Built in 1999

**Essential Information**

MLS® #	A2246527
Price	\$259,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,159
Acres	0.05
Year Built	1999
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	31, 309 3 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County

Province	Alberta
Postal Code	T0M 1B0

### Amenities

Amenities	Other
Parking Spaces	3
Parking	Off Street, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Bar, No Smoking Home, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	August 7th, 2025
Days on Market	1
Zoning	mf

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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