

\$234,900 - 14, 309 3 Avenue, Irricana

MLS® #A2094640

\$234,900

3 Bedroom, 3.00 Bathroom, 1,140 sqft

Residential on 0.05 Acres

NONE, Irricana, Alberta

Prepare to embrace an outdoor haven away from the hustle and bustle – this townhouse is nestled in the beautiful community of Irricana, just a 35-minute drive from Calgary. Enjoy the tranquility of small-town living without sacrificing the convenience of city amenities. This home features a single attached garage, reasonable condo fees, picturesque communal areas, and outstanding neighborhood connections. Upon entering, you'll be greeted by a spacious open-concept layout on the main floor, with large windows flooding the space with natural light. The dynamic living room is equipped with a gas fireplace, providing a cozy retreat during the winter months. The kitchen boasts white cabinets, a dining area, ample storage, and a timeless glass tile backsplash. Upstairs, you'll find three bedrooms, each with its own spacious closet. The primary suite includes a four-piece bath with a jetted tub and captivating views from the window. The fully finished basement adds to the allure of this home, offering a large entertainment room, storage space, and laundry facilities. The single-car garage provides secure parking and additional storage. The well-maintained backyard includes a beautiful deck patio, ideal for hosting summer party with friends. This townhouse is perfect for both family living and investment. Nearby amenities include a library, post office, supermarket, pharmacy, medical clinic, sports field, rodeo court, and RV camping site. Just a 25-minute drive away,



you'll find shopping centers like Costco, CrossIron Mills, and New Horizon. The stunning prairie landscape and abundant wildlife await nature enthusiasts to explore.

Built in 2004

Essential Information

MLS® #	A2094640
Price	\$234,900
Sold Price	\$236,150
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,140
Acres	0.05
Year Built	2004
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	14, 309 3 Avenue
Subdivision	NONE
City	Irricana
County	Rocky View County
Province	Alberta
Postal Code	T0M 1B0

Amenities

Amenities	None
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Open Floorplan, Wood Counters
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Washer, Window

	Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Playground
Lot Description	Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 25th, 2023
Date Sold	December 15th, 2023
Days on Market	20
Zoning	R-MU
HOA Fees	0.00

Listing Details

Listing Office	Top Producer Realty and Property Management
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