

# \$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

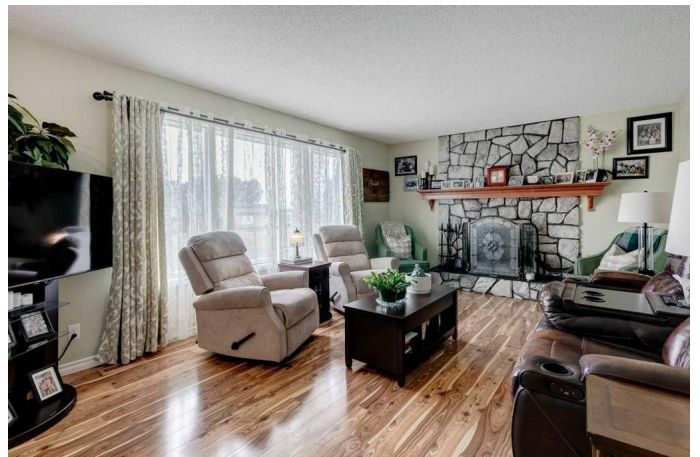
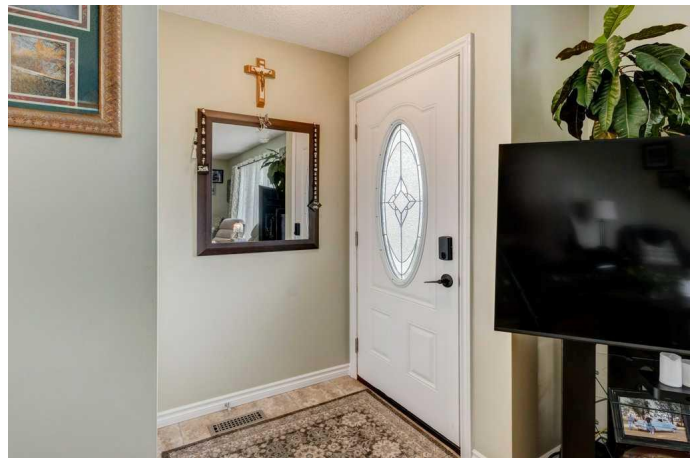
Charming Bungalow on Triple Lot with 3+1 Bedrooms & 4-Car Garage – Irricana, AB

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, youâ€™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)â€”perfect for guests or a home office. With 2.5 bathrooms total, thereâ€™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 yardâ€”thanks to the triple lotâ€”ideal for gardening, play, or future development. Car enthusiasts or hobbyists will love the two double garages (thatâ€™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	2

Zoning R1-R2

Listing Details

Listing Office Century 21 Masters

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