\$290,000 - 305 2 Avenue W, Cardston

MLS® #A2248056

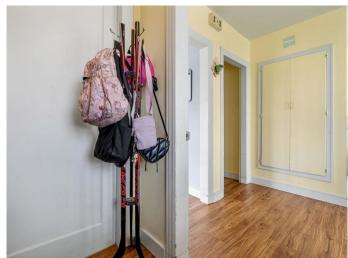
\$290,000

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 it's 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'II 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 \$290,000

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, Finished

Exterior

Exterior Features Uncovered Courtyard

Lot Description City Lot, Corner Lot, Few Trees, Front Yard, Street Lighting, Lawn

Roof Metal

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 12th, 2025

Days on Market 63

Zoning R1

Listing Details

Listing Office Grassroots Realty Group

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