

\$444,000 - 996 2 Avenue W, Cardston

MLS® #A2243990

\$444,000

3 Bedroom, 3.00 Bathroom, 1,278 sqft
Residential on 0.17 Acres

NONE, Cardston, Alberta

With its oversized triple car garage, this quality built, well maintained 3-bedroom, 2.5-bathroom home on the west side of Cardston offers durability and everyday comfort in a well-established neighborhood. Constructed with insulated concrete forms (ICF), this home boasts superior energy efficiency, exceptional structural strength, and a remarkably quiet interior—making it a smart and sustainable long-term investment.

Step inside to discover real hardwood floors in the kitchen and living room paired with an open-concept kitchen featuring beautiful cabinets and stainless steel appliances in addition to a central island perfect for cooking and entertaining. Downstairs, in-floor heating ensures cozy warmth, enhancing your home's comfort even through cold Alberta winters.

Car enthusiasts, hobbyists, or families with multiple vehicles will love the oversized triple-car garage, which offers plenty of space for vehicles, tools, and recreational gear. Outside, three backyard sheds provide abundant additional storage for seasonal items or gardening equipment.

Additional highlights include a generously sized storage room and a spacious cold room, ideal for food storage, canning, or emergency preparedness. This home also features an oversized main bath where you can unwind in



the luxurious soaker tub - the perfect way to relax and recharge after a busy day.

With its solid construction, ample storage solutions, and a welcoming, functional layout, this home is a rare opportunity for buyers seeking comfort, quality craftsmanship, and long-term value in a peaceful, family-friendly community.

Built in 2012

Essential Information

MLS® #	A2243990
Price	\$444,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,278
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	996 2 Avenue W
Subdivision	NONE
City	Cardston
County	Cardston County
Province	Alberta
Postal Code	T0K0K0

Amenities

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	3

Interior

Interior Features	Kitchen Island, No Smoking Home, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Ceiling Fan(s), Laminate Counters
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Central
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Rain Gutters
Lot Description	Back Yard, Corner Lot, Lawn
Roof	Asphalt Shingle
Construction	ICFs (Insulated Concrete Forms), Stucco
Foundation	ICF Block

Additional Information

Date Listed	August 12th, 2025
Days on Market	56
Zoning	Residential R1

Listing Details

Listing Office	MaxWell Capital Realty - Cardston
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.