

# \$640,000 - 529 Railway Avenue, Langdon

MLS® #A2238818

**\$640,000**

3 Bedroom, 3.00 Bathroom, 1,663 sqft

Residential on 0.27 Acres

NONE, Langdon, Alberta

Nestled on a spacious 0.27-acre lot, this beautifully updated three-bedroom, two-storey home is ideal for families looking for space, comfort, and modern finishes. Recent upgrades include a 2-year-old furnace, newer roof, fresh paint, new tile and carpet, and stylish black stainless steel appliances. The main floor offers a warm and functional layout designed with families in mind – a generous kitchen with corner pantry and breakfast nook opens to the massive backyard, perfect for kids and pets. A cozy living room with gas fireplace, convenient main-floor laundry, and a two-piece bath round out the space.

Upstairs, you’ll find all new carpet, a bright bonus room with a handy computer/homework nook, a spacious primary suite with a four-piece ensuite, plus two more bedrooms and a full bath – plenty of room for everyone! The basement is ready for your family's future development ideas. Outside, enjoy a fully fenced and landscaped yard with side access, double attached garage, and central A/C for year-round comfort.

Don’t miss this turn-key family home in the welcoming community of Langdon

Built in 2005

## Essential Information

MLS® # A2238818

Price \$640,000



|                |             |
|----------------|-------------|
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,663       |
| Acres          | 0.27        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 529 Railway Avenue |
| Subdivision | NONE               |
| City        | Langdon            |
| County      | Rocky View County  |
| Province    | Alberta            |
| Postal Code | T0J 1X1            |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 2                                         |
| Parking        | Double Garage Attached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                          |
| Appliances        | Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                           |
| Cooling           | Central Air                                                                          |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 1                                                                                    |
| Fireplaces        | Gas                                                                                  |
| Has Basement      | Yes                                                                                  |
| Basement          | Full, Unfinished                                                                     |

### Exterior

|                   |       |
|-------------------|-------|
| Exterior Features | Other |
|-------------------|-------|

|                 |                                                             |
|-----------------|-------------------------------------------------------------|
| Lot Description | Back Lane, Back Yard, No Neighbours Behind, Rectangular Lot |
| Roof            | Asphalt Shingle                                             |
| Construction    | Vinyl Siding                                                |
| Foundation      | Poured Concrete                                             |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 11th, 2025 |
| Days on Market | 24              |
| Zoning         | R-URB           |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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