

# \$325,000 - 313 & 315 Twin Cities Drive, Longview

---

MLS® #A2212165

## \$325,000

2 Bedroom, 1.00 Bathroom, 997 sqft

Residential on 0.13 Acres

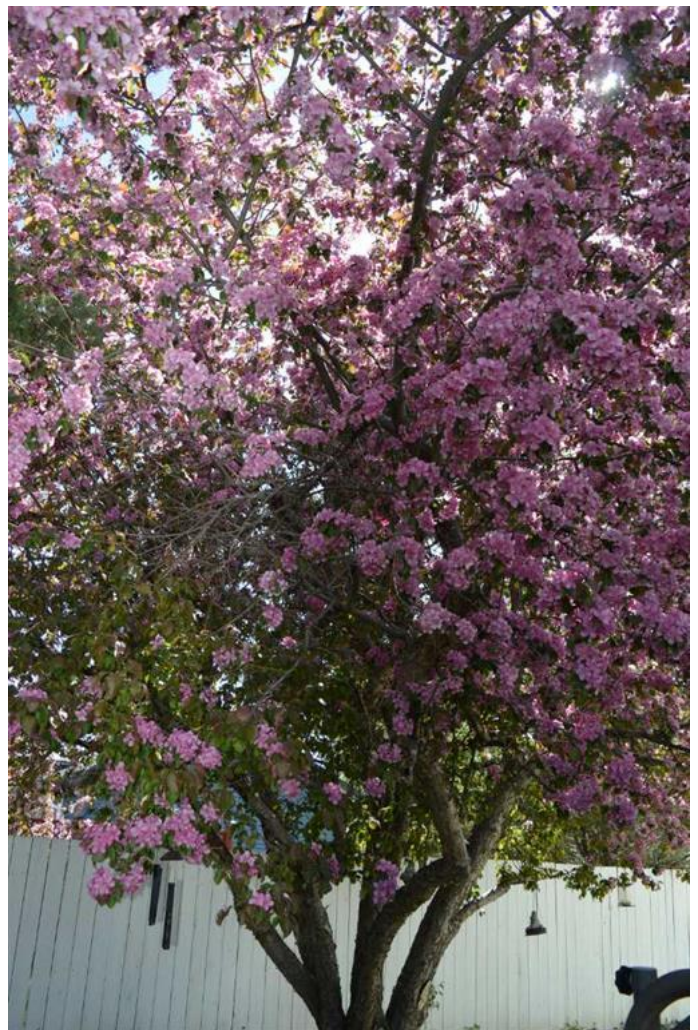
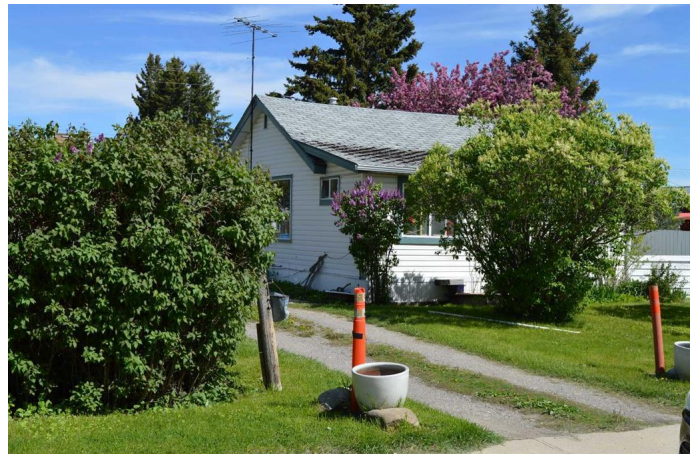
NONE, Longview, Alberta

INVESTORS ALERT!!! Two lots....each 50 ft x 100 ft....each on separate titles.....1000 +/- sq ft bungalow with two bedrooms and one four piece bathroom. Most of the windows have been replaced, furnace was replaced in 2005 and there is a newer hot water tank. Single garage with addition currently being used as storage shed. Private back yard with garden area. Longview...."the Gateway to the Kananaskis" is a great little community with parks, playgrounds, library, skating rink, skateboard park, campground, a long list of community activities and one of the best schools in southern Alberta!! Live in the bungalow while you build new or hold for future development...the current tenant would like to stay. Or..... what a great place for a weekend getaway!!!!

Built in 1936

### Essential Information

MLS® #	A2212165
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	997
Acres	0.13
Year Built	1936
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	313 & 315 Twin Cities Drive
Subdivision	NONE
City	Longview
County	Foothills County
Province	Alberta
Postal Code	T0L 1H0

### Amenities

Parking Spaces	3
Parking	Off Street, Single Garage Detached
# of Garages	1

### Interior

Interior Features	Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wood Windows, See Remarks
Appliances	Dryer, Refrigerator, Washer, Electric Range
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

### Exterior

Exterior Features	Fire Pit, Garden
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Vinyl Siding
Foundation	Block

### Additional Information

Date Listed	April 16th, 2025
Days on Market	115
Zoning	R1

### Listing Details

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

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.