

\$265,000 - 2310 24 Street, Nanton

MLS® #A2217621

\$265,000

2 Bedroom, 1.00 Bathroom, 578 sqft

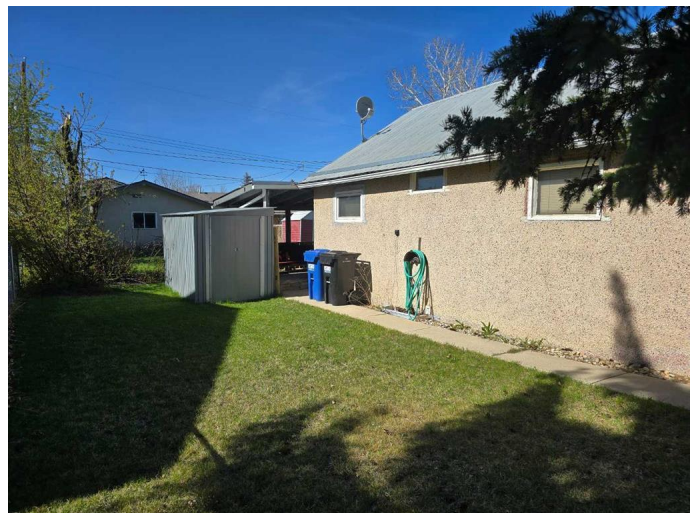
Residential on 0.14 Acres

NONE, Nanton, Alberta

Nested on a charming Nanton street, this cozy gem is the tiny home youâ€™ve been eagerly awaiting! Boasting two bedrooms and a HEATED Double Garage. This residence offers undeniable value and untapped potential. Itâ€™s efficiently designed layout not only encourages coast efficient living but also presents an affordable initial investment with manageable maintenance expenses. From the large kitchen and living room, you step out to a beautiful covered patio overlooking the generous private yard which provides ample space for Trailer or RV parking in addition to two handy storage sheds for your convenience. The property features a resilient Metal Roof, ensuring both practicality and long-lasting durability. Additionally, the home boasts an updated 100-amp electrical panel, enhancing its overall functionality. This is your opportunity to breathe new life into every nook and cranny, making this house truly your own. The scale of the home makes budget- friendly renovations a feasible option, and with a little effort, you can turn this house into something truly spectacular. This property offers an affordable entry into homeownership or a potential income-generating asset, awaiting your personal touch. Act quickly, as opportunities like this only an hr away from Calgary at this price point are rare.

Built in 1962

Essential Information



| | |
|----------------|-------------|
| MLS® # | A2217621 |
| Price | \$265,000 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 578 |
| Acres | 0.14 |
| Year Built | 1962 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2310 24 Street |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---------------------------------------|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Gas Range, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Partial, Unfinished, Crawl Space |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard |
| Roof | Metal |
| Construction | Concrete, Mixed, Wood Frame |

Foundation Poured Concrete, Combination

Additional Information

Date Listed May 4th, 2025
Days on Market 60
Zoning R-GEN

Listing Details

Listing Office First Place Realty

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