

\$259,000 - 2112 23 Street, Nanton

MLS® #A2224984

\$259,000

2 Bedroom, 1.00 Bathroom, 863 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

Originally built in 1948, this cozy 2-bedroom, 1-bathroom bungalow underwent a complete transformation in 2018 and renovated throughout. Offering 863 sq.ft. of thoughtfully designed living space, the home features spacious rooms, main floor laundry, and modern finishes. Perfect for first-time buyers, investors, or those looking to downsize, this home is truly move-in ready. Major updates in 2018 included new insulation, drywall, windows, plumbing, and 75% rewiring. The kitchen was completely redone with updated cabinetry, countertops, backsplash, and appliances. The bathroom, flooring, interior paint, trim, and hot water tank were also all replaced. Exterior improvements include new stucco, soffits, fascia, and most recently, a durable metal roof added in 2024. Situated on a generous 50' x 120' lot located between the highways, the property falls under M-DWT Mixed Use Downtown District zoning—offering flexibility and potential for future use. Affordable, stylish, and low-maintenance living—this is a rare opportunity you don't want to miss!

Built in 1948

Essential Information

MLS® # A2224984

Price \$259,000

Bedrooms 2



Bathrooms	1.00
Full Baths	1
Square Footage	863
Acres	0.14
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2112 23 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Off Street, Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	None
Lot Description	Back Yard, Few Trees, Street Lighting
Roof	Metal
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 27th, 2025
Days on Market	25
Zoning	M-DWT Mixed Use Downtown

Listing Details

Listing Office	Lively Realty Ltd.
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