

\$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 zoningâ€”offering flexibility and potential for future use. Affordable, stylish, and low-maintenance livingâ€”this is a rare opportunity you donâ€™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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