\$539,900 - 2012 30 Avenue, Nanton

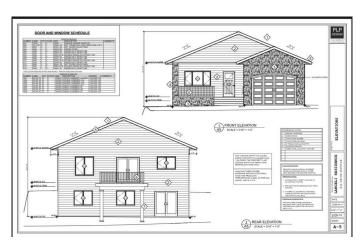
MLS® #A2229263

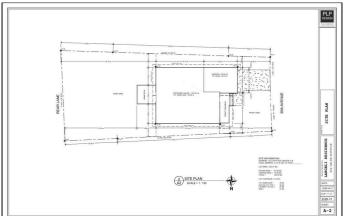
\$539,900

1 Bedroom, 2.00 Bathroom, 1,247 sqft Residential on 0.15 Acres

NONE, Nanton, Alberta

Enjoy quality craftsmanship and peaceful living in this custom-built 1-bedroom walk-out bungalow in the heart of Nanton. With 1,247 sq ft on the main floor and an unfinished walk-out basement with bathroom rough-in, this home offers future development potential. Features include a chef-style granite kitchen with stainless steel appliances, 9' ceilings, engineered vinyl plank flooring, and a cozy gas fireplace with floor-to-ceiling stone surround. Relax outdoors on the composite front porch and rear deck with aluminum railings. Built for efficiency and longevity with Hardie siding, ICF foundation, triple-pane windows, and a finished single attached garage. New Home Warranty included. Construction has not started so there is time to review plans and customize to your liking! A rare opportunity for affordable luxury in a quiet, welcoming community!





Built in 2025

Essential Information

MLS® # A2229263 Price \$539,900

Bedrooms 1

Bathrooms 2.00

Full Baths 1
Half Baths 1

Square Footage 1,247

Acres 0.15

Year Built 2025

Type Residential

Sub-Type Detached

Style Bungalow

Status Active

Community Information

Address 2012 30 Avenue

Subdivision NONE
City Nanton

County Willow Creek No. 26, M.D. of

Province Alberta
Postal Code T0L 1R0

Amenities

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No

Smoking Home, Vinyl Windows

Appliances See Remarks

Heating Forced Air

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Full, Unfinished, Walk-Out

Exterior

Exterior Features Balcony

Lot Description Back Yard, City Lot Roof Asphalt Shingle

Construction Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood

Frame

Foundation Poured Concrete

Additional Information

Date Listed June 9th, 2025

Days on Market 144

Zoning R-GEN

Listing Details

Listing Office Real Broker

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