

\$339,900 - 2319 23 Street, Nanton

MLS® #A2237926

\$339,900

3 Bedroom, 1.00 Bathroom, 1,011 sqft
Residential on 0.14 Acres

NONE, Nanton, Alberta

Looking to escape the city without living off the grid? This 3 bedroom, 1 bath bungalow is your perfect balance of country living and proximity; just 45 minutes from Calgary. This is a well maintained, clean home with many upgrades which include, tin roof on house and shed, new insulation in attic & exterior walls and the shed is partially insulated. New vinyl windows throughout, energy efficient furnace installed in 2019, new carpet in bedrooms and fresh paint throughout. The home has hardwood floor in the main living area, plenty of cupboards and pantry in the kitchen. A gas fireplace in the living room will cozy up any winter evening. The large deck off the kitchen is completely enclosed & very private, the perfect spot for hot tubbing which is included. A gas BBQ hook-up and 3 electrical outlets make this area excellent for entertaining. This property is a gardeners dream, xeriscaped with permaculture in mind. Most plants are focussed on food and medicine. Four raised beds and in-ground planting, garden plot in the backyard, large raspberry patch and sea buckthorn bushes located along the driveway. The backyard is fully fenced and very private, a cool shady area to escape away from the summer heat. The driveway has ample parking for 3 vehicles or RV. The property is 2 blocks from the schools and walking distance to downtown. This home is perfect for a family or retired couple and great for those with mobility issues. A gem on the prairie that can only be truly appreciated when seen in person. Book



your viewing today and make this one Your Home, Your Castle!

Built in 1940

Essential Information

MLS® #	A2237926
Price	\$339,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,011
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2319 23 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Natural Gas, Floor Furnace
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Level, Many Trees, Rectangular Lot, Street Lighting
Roof	Metal
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Block, Pillar/Post/Pier

Additional Information

Date Listed	July 8th, 2025
Days on Market	6
Zoning	R-GEN

Listing Details

Listing Office	Century 21 Foothills Real Estate
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