

# \$349,900 - 2319 23 Street, Nanton

MLS® #A2256954

**\$349,900**

3 Bedroom, 1.00 Bathroom, 984 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

Looking to escape the city and enjoy small town living, then look no further than this 3 bedroom, 1 bath bungalow. It is your perfect balance of country living and proximity; just 45 minutes from Calgary. This is a very well maintained, clean home with many upgrades including a tin roof on house and shed, new insulation in attic & exterior walls. The shed features a cold storage side and the other side is insulated making a perfect hideaway. 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 and comes with a 5 year supply of chemicals. 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 focused 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 with your favorite agent today!!!

Built in 1940

### Essential Information

MLS® #	A2256954
Price	\$349,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	984
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	T0L1R0

### Amenities

Parking Spaces	2
Parking	Off Street, Parking Pad

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Log
Has Basement	Yes
Basement	Crawl Space, Partial

## Exterior

Exterior Features	BBQ gas line, Fire Pit, Garden, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Private, Street Lighting, Treed
Roof	Metal
Construction	Stucco, Vinyl Siding
Foundation	Block, Pillar/Post/Pier

## Additional Information

Date Listed	September 13th, 2025
Days on Market	1
Zoning	R-GEN

## Listing Details

Listing Office	Century 21 Foothills Real Estate
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