

# \$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 | 3              |
| Zoning         | R-GEN          |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Century 21 Foothills Real Estate |
|----------------|----------------------------------|

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