

\$449,900 - 9, 2604 26 Street, Nanton

MLS® #A2245875

\$449,900

3 Bedroom, 3.00 Bathroom, 1,376 sqft

Residential on 0.08 Acres

NONE, Nanton, Alberta

Adult living 55+ “ This bright and spacious south-facing bungalow offers comfortable, low-maintenance living with vaulted ceilings, an open layout, and a double attached garage. The main floor includes a generous primary bedroom with ensuite featuring a walk in tub, a second bedroom or office, main floor laundry, and a large kitchen that flows into the living and dining areas, all centered around a warm three-sided gas fireplace. Step out onto the covered back deck to enjoy the outdoors or unwind inside with the inviting, functional floor plan. The basement offers one more bedroom, a sitting room, full bath, and ample storage with potential for additional finished space. This well-kept home is move-in ready and a great opportunity for easy, relaxed living.

Built in 1996

Essential Information

MLS® #	A2245875
Price	\$449,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Semi Detached



Style	Side by Side, Bungalow
Status	Active

Community Information

Address	9, 2604 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Amenities	None
Parking Spaces	3
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	None
Lot Description	Back Lane, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 5th, 2025
Days on Market	45

Zoning

R-GEN

Listing Details

Listing Office

Lively Realty Ltd.

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