

\$450,000 - 2405 26 Street, Nanton

MLS® #A2211277

\$450,000

4 Bedroom, 3.00 Bathroom, 1,216 sqft

Residential on 0.18 Acres

NONE, Nanton, Alberta

This home is an absolute gem and it shows. Lovingly cared for by the same owner for over 30 years, every corner tells a story. It's a dream for garden lovers, with peaceful, well-tended outdoor spaces and the most charming little free library out front (yes, the books stay!). It's a haven for anyone who finds joy in quiet moments, good reads, and vibrant greenery.

Inside, you'll find 4 bedrooms, 2.5 bathrooms, and two inviting wood-burning fireplaces—perfect for curling up with your favourite book. Sunlight pours through the windows, creating a warm, welcoming atmosphere and just the right conditions for your favourite indoor plants to thrive. Built-in bookshelves in the basement are ready to showcase your collection. Thoughtfully updated and beautifully maintained throughout the years, the home also features a double detached garage and a location just two blocks from the schools.

Please note: the basement bedroom does not meet current egress standards.

Built in 1977

Essential Information

MLS® # A2211277

Price \$450,000



| | |
|----------------|-------------|
| Bedrooms | 4 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,216 |
| Acres | 0.18 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2405 26 Street |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks, Storage, Sump Pump(s), Vinyl Windows, Bookcases |
| Appliances | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating | Fireplace(s), Forced Air, Natural Gas, Wood |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Living Room, Wood Burning, Wood Burning Stove, Basement, Brick Facing, Glass Doors, Brass |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Garden, Other, Rain Barrel/Cistern(s) |
| Lot Description | Back Lane, Back Yard |
| Roof | Asphalt Shingle |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | April 14th, 2025 |
| Days on Market | 13 |
| Zoning | R-GEN |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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