

\$325,000 - 2312 23 Street, Nanton

MLS® #A2243077

\$325,000

2 Bedroom, 1.00 Bathroom, 882 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

This delightful and unique bungalow offers warm, character-filled living with 2 bedrooms and 1 full bathroom. The spacious primary suite includes a generous closet/dressing area, while original hardwood flooring adds charm and personality throughout the main living areas. A side sunroom, though unheated, offers a peaceful bonus space and additional storage. Outside, you'll find a lovely back patio, a practical storage shed, and a newer (built around 2017) double detached heated garage with a parking gravel pad—perfect for hobbies or extra vehicles. Full of charm, function, and value, this home is a true gem!

Built in 1940

Essential Information

MLS® #	A2243077
Price	\$325,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	882
Acres	0.14
Year Built	1940
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active



Community Information

Address	2312 23 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Parking Pad
# of Garages	2

Interior

Interior Features	Storage, Bar
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished, Crawl Space

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Roof	Metal
Construction	Stucco, Wood Siding
Foundation	Combination

Additional Information

Date Listed	July 23rd, 2025
Days on Market	9
Zoning	R-GEN

Listing Details

Listing Office	Lively Realty Ltd.
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.