

# \$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 padâ€”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	1
Zoning	R-GEN

## Listing Details

Listing Office	Lively Realty Ltd.
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