

\$449,999 - 2509 20 Street, Nanton

MLS® #A2223232

\$449,999

4 Bedroom, 2.00 Bathroom, 1,020 sqft
Residential on 0.20 Acres

NONE, Nanton, Alberta

This charming fully developed bungalow is perfectly situated on an oversized landscaped lot with great curb appeal, offering almost 2,000 sq ft of developed living space including 4 bedrooms and a fully finished basement.

The main floor of the home features an open and spacious living room & dining room, both with large windows that fill the space with natural light. 2 generous sized bedrooms, a newly updated 4-piece bath and large kitchen with lots of cabinets and counter space.

The basement offers even more living space with two additional bedrooms, another 4-piece bath, a large family room, and a full kitchen area (basement suite is not legal).

Outside, enjoy endless possibilities with a spacious, well-maintained backyard and a two-tiered deck—perfect for relaxing or entertaining. You™ll also appreciate the massive tandem-style heated garage and extended driveway, offering plenty of storage and parking space.

This home has been well loved and is in move in condition. Updates include a new deck roof and newly developed basement in 2017, hot water tank and front living room window in 2018, updated main floor bathroom in 2024. Offering the perfect blend of comfort, functionality, and a fantastic location just minutes from local amenities, schools, parks, and the unique shops that make Nanton special, this is an opportunity you won™t want to miss!



Built in 1960

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2223232 |
| Price | \$449,999 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,020 |
| Acres | 0.20 |
| Year Built | 1960 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2509 20 Street |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L 1R0 |

Amenities

| | |
|----------------|----------------------------------------------------------------------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Detached, Driveway, Heated Garage, Insulated, Tandem, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, No Smoking Home |
| Appliances | Dishwasher, Freezer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard, Landscaped, Underground Sprinklers |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 22nd, 2025 |
| Days on Market | 17 |
| Zoning | R-GEN |

Listing Details

| | |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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