

\$469,000 - 2505 21 Street, Nanton

MLS® #A2264888

\$469,000

4 Bedroom, 3.00 Bathroom, 1,135 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

***Public Open House Saturday November 8th...12:00PM-3:00PM *** Discover this beautifully maintained 1975 bungalow that perfectly blends comfort, thoughtful upgrades, and small-town charm. Situated on an oversized 9,000 sq. ft. lot, this fully finished home offers three bedrooms on the main level and one additional bedroom down, providing plenty of room for family and guests.

Inside, youâ€™ll find two and a half renovated bathrooms, new windows throughout, new exterior doors, and upgraded insulation for improved efficiency and year-round comfort. Warm and inviting, the home features a cozy gas fireplace as the centerpiece of the living area â€“ ideal for relaxing evenings.

A tankless water heater ensures an endless supply of hot water while keeping energy costs low. Pride of ownership is evident throughout this exceptionally well-cared-for property.

Step outside to enjoy the organic yard with fruit trees and a large garden area, perfect for those who love to grow and harvest their own produce. The property also includes a single detached garage, ample parking for up to seven vehicles, and RV parking for added convenience.

With quick possession available, this home is ready for you to move in and start enjoying right away. Experience the charm, value, and



lifestyle this Nanton gem has to offer –”
small-town living at its finest!

Built in 1975

Essential Information

MLS® #	A2264888
Price	\$469,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,135
Acres	0.21
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2505 21 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L1R0

Amenities

Parking Spaces	7
Parking	Concrete Driveway, Insulated, Parking Pad, RV Access/Parking, Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Central Vacuum, No Smoking Home
Appliances	Dishwasher, Gas Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas, Living Room, Basement
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot, See Remarks, Treed
Roof	Metal
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 18th, 2025
Days on Market	20
Zoning	R-GEN

Listing Details

Listing Office	RE/MAX Complete Realty
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