

\$485,000 - 2013 30 Avenue, Nanton

MLS® #A2244347

\$485,000

2 Bedroom, 2.00 Bathroom, 1,338 sqft

Residential on 0.21 Acres

NONE, Nanton, Alberta

This Is What Retirement Living Should Look Like

Minimize your costs, your stress, and maximize your lifestyle with the Westview 55+ Villas in Nanton. These highly sought-after, thoughtfully crafted single-level villas feature 2 bedrooms, 2 bathrooms, and a design focused on energy efficiency, quality craftsmanship, and low-maintenance living in a peaceful, welcoming community.

Inside, enjoy tray ceilings, no-slip flooring, accessible features, and an advanced in-floor heating system that provides consistent, quiet, and clean warmth throughout the home and garage. A fully enclosed sunroom lets you enjoy the outdoors year-round.

Step into your own backyard oasis a beautifully landscaped retreat with a private gazebo, ideal for relaxing or entertaining.

Supported by a homeowners association (not a condo) that covers snow removal and lawn mowing, youâ€™ll also have access to a private shared park with walking paths, trees, benches, and a community gazebo.

With 1,338 sq ft and a double garage, now is the time to downsize without compromise.

Located just 35 minutes south of Calgary, Nanton offers fresh local food, full professional



services including a Doctors office with lab services, and a vibrant, engaged community.

Westview Villas: Where comfort, security, and lifestyle come together.

Built in 2018

Essential Information

MLS® #	A2244347
Price	\$485,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,338
Acres	0.21
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

Community Information

Address	2013 30 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Amenities	None
Parking Spaces	9
Parking	Concrete Driveway, Double Garage Attached, Heated Garage, Insulated, On Street, Driveway, Garage Door Opener, Garage Faces Front
# of Garages	2

Interior

Interior Features	Central Vacuum, High Ceilings, Laminate Counters, Skylight(s), Walk-In Closet(s), Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Basement	None

Exterior

Exterior Features	Garden
Lot Description	Back Yard, Front Yard, Gazebo, Lawn, Backs on to Park/Green Space, Garden
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Cement Fiber Board
Foundation	Slab

Additional Information

Date Listed	July 31st, 2025
Days on Market	9
Zoning	R-GEN
HOA Fees	100
HOA Fees Freq.	MON

Listing Details

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

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.