

\$265,000 - 2305 23 Street, Nanton

MLS® #A2258796

\$265,000

1 Bedroom, 1.00 Bathroom, 629 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

Welcome Home to this delightful 1-bedroom, 1-bathroom residence is brimming with character and move-in ready comfort. Inside, a warm and inviting kitchen showcases rich wood cabinetry and sleek quartz countertops, seamlessly flowing into a sunlit living room that provides the perfect setting to relax or entertain. The flexible dining area currently styled as a home office adapts effortlessly to your lifestyle needs.

Thoughtful details such as elegant crown molding, discreet main-level laundry, and a generous walk-in closet in the primary bedroom elevate everyday living with both charm and convenience.

Outdoors, enjoy peaceful summer evenings in the beautifully landscaped yard, complete with a spacious deck, garden box, and plenty of room to gather, play, or simply unwind. A heated double garage, storage shed, and abundant parking add even more practicality and value.

Notable upgrades include a refreshed bathroom (2008), extensive exterior improvements with new windows, siding, and deck (2010), a fully renovated kitchen with in-floor heating (2013), sidewalk replacement (2011), a new furnace (2016), and upgraded electrical (2024).

Whether you're a first-time buyer, seeking a cozy retirement retreat, or searching for a smart investment, this charming property offers comfort, style, and peace of mind—ready to welcome you home.



Built in 1962

Essential Information

MLS® #	A2258796
Price	\$265,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	629
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2305 23 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street, Parking Pad
# of Garages	2

Interior

Interior Features	No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Oven, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Royal LePage Solutions
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