

# \$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	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Insulated, Tandem
# 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	16
Zoning	R-GEN

### **Listing Details**

Listing Office	CIR Realty
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