

\$685,000 - 2606 24 Avenue, Nanton

MLS® #A2236491

\$685,000

5 Bedroom, 4.00 Bathroom, 2,320 sqft
Residential on 0.22 Acres

NONE, Nanton, Alberta

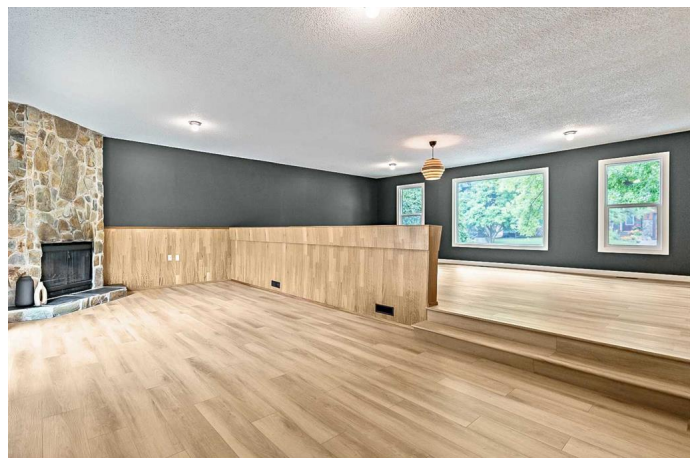
See how far your dollar can go in Nanton . Show-stopping renovation. You can't build this quality for less. Over 3,700 sq ft of reimagined living in a fully transformed five-bedroom, 3.5-bath corner home. Every detail is tailored for modern living while preserving structure and style.

This is a move-in-ready home in an established neighbourhood.

The exterior makes a refined statement with a new metal roof on both the garage and the home, all-new windows and doors, and sleek steel cable railings on the deck. A secluded yard with mature trees offers privacy and a perfect backdrop for outdoor gatherings, wrapped in new fencing and thoughtfully designed decks.

Inside, architectural features abound. A show-stopping vaulted cedar ceiling blends clean lines with organic textures. Two wood-burning fireplaces add character and warmth. All-new flooring flows throughout—modern and durable vinyl plank upstairs, plush carpet down, and wall-to-wall tile in the spa bathroom. Fresh cloud-white walls are paired with reclaimed trim and character-rich wood panelling, lovingly restored.

The kitchen is a contemporary centrepiece with a mix of solid and glass fronts, an



abundance of storage, quartz counters, Samsung Bespoke appliances, and a custom tile backsplash. Each bathroom feels like a boutique spa, from the heated tile floors and cedar sauna in the lower-level bath to the cork wallpaper and floating vanities in the primary suite.

A versatile bonus room offers endless possibilities for work, play, or relaxation. Updated mechanicals include a new furnace, serviced secondary furnace, new hot water tank, and upgraded electrical. New hardware, fixtures, lighting, and thoughtful touches—like the custom steel railing and reclaimed oak banister—complete the transformation.

Close to schools and everyday conveniences, this is a must-see modern masterpiece that effortlessly blends design, function, and comfort—ready to welcome your next chapter beautifully.

Built in 1977

Essential Information

MLS® #	A2236491
Price	\$685,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,320
Acres	0.22
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2606 24 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Single Garage Detached, Concrete Driveway, Front Drive, Garage Faces Side, On Street
# of Garages	2

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Central Vacuum, Natural Woodwork, Sauna, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Stone, Brick Facing, Family Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Treed
Roof	Metal
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 15th, 2025
Days on Market	87
Zoning	R-GEN

Listing Details

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.