

# \$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 (previous owners), New Washer/Dryer 2025, New Dishwasher 2023 and 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, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings, Freezer
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        36  
Zoning                    R-GEN

**Listing Details**

Listing Office            CIR Realty

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