

# \$265,000 - 2310 24 Street, Nanton

MLS® #A2217621

## \$265,000

2 Bedroom, 1.00 Bathroom, 578 sqft

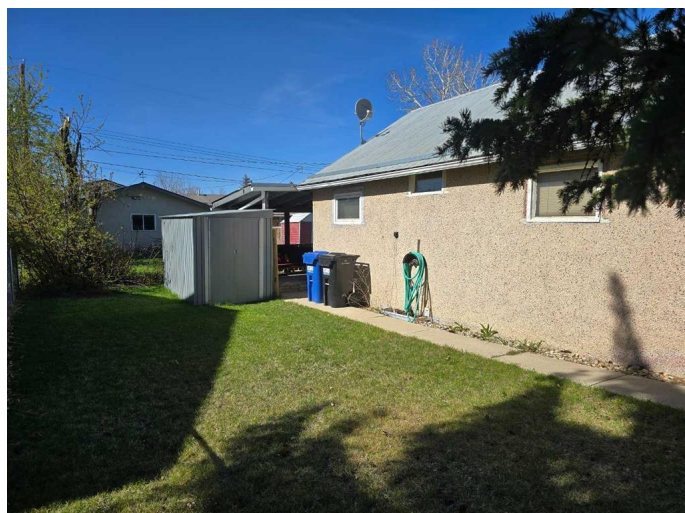
Residential on 0.14 Acres

NONE, Nanton, Alberta

Nested on a charming Nanton street, this cozy gem is the tiny home youâ€™ve been eagerly awaiting! Boasting two bedrooms and a HEATED Double Garage. This residence offers undeniable value and untapped potential. Itâ€™s efficiently designed layout not only encourages coast efficient living but also presents an affordable initial investment with manageable maintenance expenses. From the large kitchen and living room, you step out to a beautiful covered patio overlooking the generous private yard which provides ample space for Trailer or RV parking in addition to two handy storage sheds for your convenience. The property features a resilient Metal Roof, ensuring both practicality and long-lasting durability. Additionally, the home boasts an updated 100-amp electrical panel, enhancing its overall functionality. This is your opportunity to breathe new life into every nook and cranny, making this house truly your own. The scale of the home makes budget- friendly renovations a feasible option, and with a little effort, you can turn this house into something truly spectacular. This property offers an affordable entry into homeownership or a potential income-generating asset, awaiting your personal touch. Act quickly, as opportunities like this only an hr away from Calgary at this price point are rare.

Built in 1962

## Essential Information



MLS® #	A2217621
Price	\$265,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	578
Acres	0.14
Year Built	1962
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2310 24 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
# of Garages	2

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Gas Range, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished, Crawl Space

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Metal
Construction	Concrete, Mixed, Wood Frame

Foundation                      Poured Concrete, Combination

**Additional Information**

Date Listed                      May 4th, 2025  
Days on Market                49  
Zoning                              R-GEN

**Listing Details**

Listing Office                    First Place Realty

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.