

\$709,800 - 2506 19 Street, Nanton

MLS® #A2241928

\$709,800

3 Bedroom, 3.00 Bathroom, 1,806 sqft

Residential on 0.14 Acres

NONE, Nanton, Alberta

OPEN HOUSE SATURDAY AUGUST 23 FROM 11 - 1PM.Discover a rare opportunity in the heart of Nanton—this beautifully maintained 1805 sq ft bungalow comes complete with the adjacent lot to the east, offering extra privacy, future potential, or room to grow. Step into a home that blends warmth and elegance with vaulted ceilings, an open concept layout, and mature trees surrounding the property for a peaceful and private setting. The spacious living room and formal dining area are anchored by two cozy gas fireplaces, creating welcoming spaces for gatherings and relaxing evenings. The large kitchen offers plenty of cabinetry, an eating area, and seamless access to the outdoors—perfect for summer entertaining. The oversized primary bedroom provides a retreat of its own, featuring a spa-like 5-piece ensuite with jacuzzi tub. Two additional bedrooms, along with a convenient main floor 3-piece bathroom, offer flexibility for guests or family. Enjoy year-round comfort with in-floor heating, two hot water tanks, and a water softener. The main floor laundry adds day-to-day convenience, while the oversized double garage accommodates your vehicles and storage with ease. Downstairs, the expansive games room, an additional 3-piece bath, and generous storage space round out the functional lower level. Outside, a durable Duradeck-covered deck provides ample space to enjoy the beautifully treed surroundings. The adjacent lot enhances the overall value



and charm—whether for future development, a garden escape, or bonus yard space.

Built in 1993

Essential Information

MLS® #	A2241928
Price	\$709,800
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,806
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2506 19 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 Attached
# of Garages	2

Interior

Interior Features	Central Vacuum, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Window Coverings, Disposal, Garburator, Gas Cooktop, Stove(s), Trash Compactor, Water Softener
Heating	In Floor, Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden
Lot Description	Back Lane, Lawn, Garden
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	July 24th, 2025
Days on Market	28
Zoning	R-GEN

Listing Details

Listing Office	Manor Hill Realty YYC Inc.
----------------	----------------------------

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.