



GRASSROOTS
REALTY GROUP

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2312 23 Street
Nanton, Alberta

MLS # A2243077



\$325,000

| | | | |
|-----------|---|--------|-------------------|
| Division: | NONE | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 882 sq.ft. | Age: | 1940 (85 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Detached, Parking Pad | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot | | |

| | |
|-------------|----------------------------------|
| Heating: | Forced Air |
| Floors: | Carpet, Hardwood, Linoleum |
| Roof: | Metal |
| Basement: | Crawl Space, Partial, Unfinished |
| Exterior: | Stucco, Wood Siding |
| Foundation: | Combination |
| Features: | Bar, Storage |

| | |
|------------|-------|
| Water: | - |
| Sewer: | - |
| Condo Fee: | - |
| LLD: | - |
| Zoning: | R-GEN |
| Utilities: | - |

Inclusions: Shed

This delightful and unique bungalow offers warm, character-filled living with 2 bedrooms and 1 full bathroom. The spacious primary suite includes a generous closet/dressing area, while original hardwood flooring adds charm and personality throughout the main living areas. A side sunroom, though unheated, offers a peaceful bonus space and additional storage. Outside, you'll find a lovely back patio, a practical storage shed, and a newer (built around 2017) double detached heated garage with a parking gravel pad—perfect for hobbies or extra vehicles. Full of charm, function, and value, this home is a true gem!