



GRASSROOTS
REALTY GROUP

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**2111 19 Street
Nanton, Alberta**

MLS # A2273487



\$249,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,331 sq.ft.	Age:	1920 (106 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-DWT
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

2111-19 St, Nanton This 1,331 sq ft character house from 1920 could be yours before spring. Three bedrooms, one bath and the kind of woodwork and details they stopped building decades ago. But here's where it gets interesting: it sits on a M-DWT land use on a commercial street but currently only used as residential dwelling! Unlimited potential. Updated insulation on upper level means you'll stay warm through those January cold snaps, and the updated electrical clears insurance hurdles without the headache. Detached single garage out back for your truck, your tools, or your overflow inventory. Nanton's the kind of town where people still wave on Main Street and actually mean it. You're close enough to Calgary (40 min) when you need the big city, but far enough away that you're not paying big city prices or dealing with big city traffic. High River's 20 minutes south, Okotoks half an hour north. Tired of the big city hustle bustle? New year, new address or new business with new opportunities with non residential tax incentives.