



GRASSROOTS
REALTY GROUP

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5, 2319 19 Street
Nanton, Alberta

MLS # A2275246



\$199,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	1975 (50 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Brick, Shingle Siding, Stucco	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

Open House, Sunday Dec 21, 11am-1pm. Set on a quiet, tree-lined street, this upper corner unit offers a bright, comfortable layout. This is a well-kept 8-unit complex with a small courtyard, just one block from downtown Nanton shops, post office, pharmacy, library, and clinic. With over 823 sq ft, this 2 bedroom, 1 bathroom condo lives larger than you'd expect. The spacious living room is filled with natural light, the galley kitchen has been recently renovated with newer appliances, finishings and you'll appreciate the dedicated storage room. Step out to the deck off the dining area—finished with aluminum railings and plexiglass—a great spot for morning coffee or quiet evenings. The building also features shared laundry (free, with detergent provided!) and a shared BBQ patio area. An assigned parking stall with plug-in adds convenience in winter. Pets are permitted with board approval. This is ready for quick possession and is a charming, low-maintenance option at a great price point—ideal for first-time buyers, down-sizers, retirees, or investors.