



**2403 23 Street
Nanton, Alberta**

MLS # A2300200



\$379,900

Division:	NONE		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,314 sq.ft.	Age:	1973 (53 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Garage Door Opener, Heated Garage		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s)		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Crown Molding, Open Floorplan		

Inclusions: N/A

Welcome to this spacious 7-bedroom bi-level home, ideally situated on a quiet cul-de-sac in the heart of Nanton, Alberta, Canada—affectionately known as the “Antique Capital of Alberta.” Escape the hustle and bustle of city living and enjoy the charm, character, and slower pace of this welcoming small-town community, celebrated for its unique shops and rich heritage. The home features a bright, open-concept design that seamlessly connects the living room, dining area, and kitchen, creating an inviting space perfect for both everyday living and entertaining. Large windows throughout allow for an abundance of natural light, enhancing the warm and welcoming atmosphere. The fully developed basement significantly expands the living space, offering multiple additional bedrooms and flexible areas that can be used for home offices, hobbies, fitness, or guest accommodations—well-suited for large or growing families. Outside, enjoy a private, fully fenced backyard with mature landscaping, back lane access, and RV parking. There is ample room for outdoor entertaining, gardening, or relaxing in your own private retreat. A single detached heated garage adds year-round comfort and functionality. Recent updates include a new roof (2022), furnace (2020), and a garage door with heater (2021), offering added peace of mind and long-term value. Located close to schools, parks, shopping, and Nanton’s beloved antique stores and local attractions, this property offers an exceptional opportunity to enjoy small-town living with space, versatility, and modern updates. A rare find for those seeking room to grow in a welcoming and vibrant community. Please note: some of the photos have been virtually staged.