

\$325,000 - 2217 22 Street, Nanton

MLS® #A2236485

\$325,000

4 Bedroom, 1.00 Bathroom, 1,450 sqft

Residential on 0.13 Acres

NONE, Nanton, Alberta

*****OPEN HOUSE*** SATURDAY AUGUST 16TH** From 11 a.m. to 1 p.m. Bohemian charm, surprising space, and understated elegance - were the first impressions that struck us when we stepped inside this home. Its thoughtful details and inviting atmosphere, combined with near 1,500 sq. ft., it cleverly fits four generously sized bedrooms that belie its curbside charm.

Perfectly suited for hosting, the layout flows effortlessly from room to room, enhanced by distinctive mouldings and unique design touches. The south-facing backyard is a private haven—surrounded by mature trees, a large patio, and plenty of room for a future garage, with ample parking already in place.

Several key updates add to the home's appeal: the roof was replaced in summer 2022, along with a refresh of the exterior paint. A new furnace was installed in January 2025. The kitchen and laundry appliances have been upgraded as well—the fridge, stove, washer, and dryer were all new in 2021, and the dishwasher was replaced in July 2025.

With flexible possession and great value for its size and condition, this home is a rare find that balances style, function, and comfort in equal measure.

Built in 1920



Essential Information

MLS® #	A2236485
Price	\$325,000
Bedrooms	4
Bathrooms	1.00
Full Baths	1
Square Footage	1,450
Acres	0.13
Year Built	1920
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	2217 22 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	3
Parking	Off Street

Interior

Interior Features	High Ceilings, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Unfinished, Partial

Exterior

Exterior Features	Other
Lot Description	Back Lane, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding

Foundation Brick/Mortar, Other

Additional Information

Date Listed August 4th, 2025
Days on Market 3
Zoning R1

Listing Details

Listing Office RE/MAX First

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