

\$450,000 - 2405 26 Street, Nanton

MLS® #A2211277

\$450,000

4 Bedroom, 3.00 Bathroom, 1,216 sqft
Residential on 0.18 Acres

NONE, Nanton, Alberta

This home is an absolute gem and it shows. Lovingly cared for by the same owner for over 30 years, every corner tells a story. It's a dream for garden lovers, with peaceful, well-tended outdoor spaces and the most charming little free library out front (yes, the books stay!). It's a haven for anyone who finds joy in quiet moments, good reads, and vibrant greenery.

Inside, you'll find 4 bedrooms, 2.5 bathrooms, and two inviting wood-burning fireplaces—perfect for curling up with your favourite book. Sunlight pours through the windows, creating a warm, welcoming atmosphere and just the right conditions for your favourite indoor plants to thrive. Built-in bookshelves in the basement are ready to showcase your collection. Thoughtfully updated and beautifully maintained throughout the years, the home also features a double detached garage and a location just two blocks from the schools.

Please note: the basement bedroom does not meet current egress standards.

Built in 1977

Essential Information

MLS® #	A2211277
Price	\$450,000



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,216
Acres	0.18
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2405 26 Street
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks, Storage, Sump Pump(s), Vinyl Windows, Bookcases
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas, Wood
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Living Room, Wood Burning, Wood Burning Stove, Basement, Brick Facing, Glass Doors, Brass
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Other, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 14th, 2025
Days on Market	13
Zoning	R-GEN

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.