

# \$459,900 - 9, 2604 26 Street, Nanton

MLS® #A2245875

## \$459,900

3 Bedroom, 3.00 Bathroom, 1,376 sqft  
Residential on 0.08 Acres

NONE, Nanton, Alberta

Adult living 55+ “ This bright and spacious south-facing bungalow offers comfortable, low-maintenance living with vaulted ceilings, an open layout, and a double attached garage. The main floor includes a generous primary bedroom with ensuite featuring a walk in tub, a second bedroom or office, main floor laundry, and a large kitchen that flows into the living and dining areas, all centered around a warm three-sided gas fireplace. Step out onto the covered back deck to enjoy the outdoors or unwind inside with the inviting, functional floor plan. The basement offers one more bedroom, a sitting room, full bath, and ample storage with potential for additional finished space. This well-kept home is move-in ready and a great opportunity for easy, relaxed living.

Built in 1996

## Essential Information

MLS® #	A2245875
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,376
Acres	0.08
Year Built	1996
Type	Residential
Sub-Type	Semi Detached



Style Side by Side, Bungalow  
Status Active

### Community Information

Address 9, 2604 26 Street  
Subdivision NONE  
City Nanton  
County Willow Creek No. 26, M.D. of  
Province Alberta  
Postal Code T0L 1R0

### Amenities

Amenities None  
Parking Spaces 3  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Pantry, Vaulted Ceiling(s)  
Appliances Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room, Three-Sided  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features None  
Lot Description Back Lane, Landscaped, Lawn, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

### Additional Information

Date Listed August 5th, 2025  
Days on Market 20

Zoning R-GEN

## **Listing Details**

Listing Office Lively Realty Ltd.

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