

# \$685,000 - 2606 24 Avenue, Nanton

MLS® #A2236491

**\$685,000**

5 Bedroom, 4.00 Bathroom, 2,320 sqft  
Residential on 0.22 Acres

NONE, Nanton, Alberta

Open House - Sat, Sept 6 12pm-2pm -  
Show-stopping renovation. You can't build  
this quality for less. Over 3,700 sq ft of  
reimagined living in a fully transformed  
five-bedroom, 3.5-bath corner home. Every  
detail is tailored for modern living while  
preserving structure and style.

This is a move-in-ready home in an  
established neighbourhood.

The exterior makes a refined statement with a  
new metal roof on both the garage and the  
home, all-new windows and doors, and sleek  
steel cable railings on the deck. A secluded  
yard with mature trees offers privacy and a  
perfect backdrop for outdoor gatherings,  
wrapped in new fencing and thoughtfully  
designed decks.

Inside, architectural features abound. A  
show-stopping vaulted cedar ceiling blends  
clean lines with organic textures. Two  
wood-burning fireplaces add character and  
warmth. All-new flooring flows  
throughout—modern and durable vinyl plank  
upstairs, plush carpet down, and wall-to-wall  
tile in the spa bathroom. Fresh cloud-white  
walls are paired with reclaimed trim and  
character-rich wood panelling, lovingly  
restored.

The kitchen is a contemporary centrepiece  
with a mix of solid and glass fronts, an



abundance of storage, quartz counters, Samsung Bespoke appliances, and a custom tile backsplash. Each bathroom feels like a boutique spa, from the heated tile floors and cedar sauna in the lower-level bath to the cork wallpaper and floating vanities in the primary suite.

A versatile bonus room offers endless possibilities for work, play, or relaxation. Updated mechanicals include a new furnace, serviced secondary furnace, new hot water tank, and upgraded electrical. New hardware, fixtures, lighting, and thoughtful touches—like the custom steel railing and reclaimed oak banister—complete the transformation.

Close to schools and everyday conveniences, this is a must-see modern masterpiece that effortlessly blends design, function, and comfort—ready to welcome your next chapter beautifully.

Built in 1977

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2236491    |
| Price          | \$685,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,320       |
| Acres          | 0.22        |
| Year Built     | 1977        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

Community Information

|             |                              |
|-------------|------------------------------|
| Address     | 2606 24 Avenue               |
| Subdivision | NONE                         |
| City        | Nanton                       |
| County      | Willow Creek No. 26, M.D. of |
| Province    | Alberta                      |
| Postal Code | T0L 1R0                      |

### **Amenities**

|                |                                                                                      |
|----------------|--------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                    |
| Parking        | On Street, Concrete Driveway, Front Drive, Garage Faces Side, Single Garage Detached |
| # of Garages   | 2                                                                                    |

### **Interior**

|                   |                                                                                                                                            |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Central Vacuum, High Ceilings, Vinyl Windows, No Animal Home, Natural Woodwork, Sauna, Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Microwave, Range Hood                                                             |
| Heating           | Forced Air                                                                                                                                 |
| Cooling           | None                                                                                                                                       |
| Fireplace         | Yes                                                                                                                                        |
| # of Fireplaces   | 2                                                                                                                                          |
| Fireplaces        | Brick Facing, Family Room, Living Room, Stone, Wood Burning                                                                                |
| Has Basement      | Yes                                                                                                                                        |
| Basement          | Finished, Full                                                                                                                             |

### **Exterior**

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Other                                   |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Treed |
| Roof              | Metal                                   |
| Construction      | Brick, Concrete, Stucco, Wood Frame     |
| Foundation        | Poured Concrete                         |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 49              |
| Zoning         | R-GEN           |

### **Listing Details**

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.