

# \$539,900 - 2012 30 Avenue, Nanton

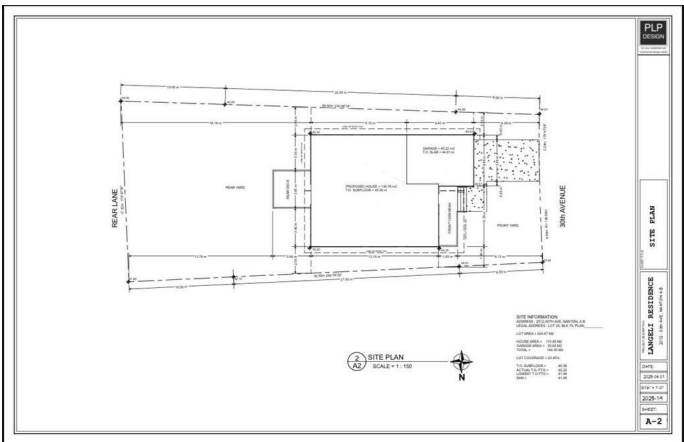
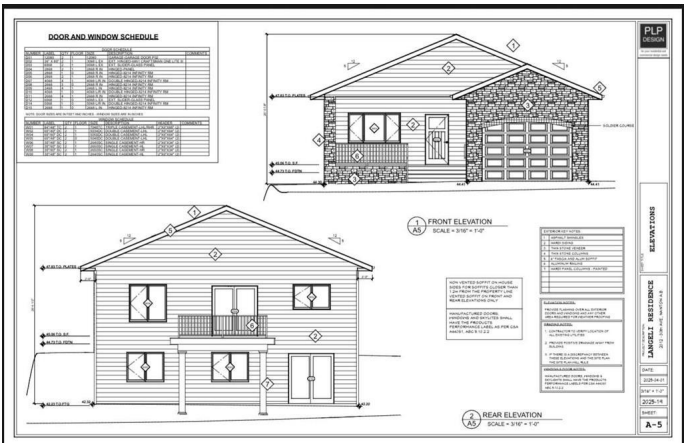
MLS® #A2229263

**\$539,900**

1 Bedroom, 2.00 Bathroom, 1,247 sqft  
Residential on 0.15 Acres

NONE, Nanton, Alberta

Enjoy quality craftsmanship and peaceful living in this custom-built 1-bedroom walk-out bungalow in the heart of Nanton. With 1,247 sq ft on the main floor and an unfinished walk-out basement with bathroom rough-in, this home offers future development potential. Features include a chef-style granite kitchen with stainless steel appliances, 9â€™™ ceilings, engineered vinyl plank flooring, and a cozy gas fireplace with floor-to-ceiling stone surround. Relax outdoors on the composite front porch and rear deck with aluminum railings. Built for efficiency and longevity with Hardie siding, ICF foundation, triple-pane windows, and a finished single attached garage. New Home Warranty included. Construction has not started so there is time to review plans and customize to your liking! A rare opportunity for affordable luxury in a quiet, welcoming community!



Built in 2025

## Essential Information

MLS® #	A2229263
Price	\$539,900
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,247
Acres	0.15

Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2012 30 Avenue
Subdivision	NONE
City	Nanton
County	Willow Creek No. 26, M.D. of
Province	Alberta
Postal Code	T0L 1R0

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard, City Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, ICFs (Insulated Concrete Forms), Stone, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 9th, 2025
Days on Market	78
Zoning	R-GEN

## **Listing Details**

Listing Office	Real Broker
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