

**5, 2319 19 Street
Nanton, Alberta**

MLS # A2275246



\$199,000

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	823 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Off Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Shake	Condo Fee:	\$ 350
Basement:	-	LLD:	-
Exterior:	Brick, Shingle Siding, Stucco	Zoning:	R2
Foundation:	-	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: N/A

Set on a quiet, tree-lined street just one block from downtown Nanton, this bright upper corner condo offers an easy, walkable lifestyle close to shops, caf  s, the post office, pharmacy, library, and clinic. With 823 sq ft, the two-bedroom layout feels larger than expected. Natural light fills the living room, while the recently updated galley kitchen features newer appliances and finishes designed for everyday use. A dedicated storage room adds practical space rarely found in condos of this size. Step out from the dining area onto the private deck an ideal spot for morning coffee or unwinding in the evening. The small, well-kept eight-unit building includes a shared courtyard, BBQ patio, and laundry. An assigned parking stall with plug-in makes winter living simple. Pets are permitted with board approval. Quick possession is available, making this a smart option for first-time buyers, downsizers, or investors looking for low-maintenance living in the heart of Nanton.