

**4, 2319 19 Street
Nanton, Alberta****MLS # A2278388****\$197,000**

Division:	NONE		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	825 sq.ft.	Age:	1975 (51 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, See Remarks		

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

Inclusions: N/A

Immaculate ground level 2 bedroom end unit in sought after building- walking distance to downtown!! Look no further if looking to downsize, retire , invest or considering a first time purchase. This affordable well cared for unit has a walk out patio area as well as serviced parking stall right in front of the unit. Beautiful common area courtyard with BBQ - perfect to sit and relax and embrace the outdoors. Main floor common laundry which is included for all residents at no extra cost is located across hallway of your unit. Close to 825 livable sq. ft inside with bright kitchen area with extra cabinets, open eating area spacious living room. Two bedrooms, 4 piece bath and separate storage room for additional items or freezer. This unit is turn key and ready for you to enjoy. Convenient location walking distance to all the services Nanton has to offer means you can leave the car at home and save even more. Come and see this one before it is too late!!