

2111 19 Street
Nanton, Alberta

MLS # A2273487



\$259,000

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,331 sq.ft.	Age:	1920 (105 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	M-DWT
Foundation:	Block	Utilities:	-
Features:	No Smoking Home		

Inclusions: n/a

2111-19 St, Nanton Home for the holidays - literally, if you want it. This 1,331 sq ft character house from 1920 could be yours before you're unwrapping presents. Three bedrooms, one bath, and the kind of woodwork and details they stopped building decades ago. But here's where it gets interesting: it sits on a C-1 zoned lot on a commercial street but currently only used as residential dwelling! Unlimited potential. That means this isn't just a place to hang your stockings - it's a place to hang your shingle. Run your supplements business from the main floor or Set up a home office that's actually legit for clients. Possibly Turn it into a shop with living quarters upstairs. The zoning gives you options most houses in town can't offer. Fresh insulation on the upper level means you'll stay warm through those January cold snaps, and the updated electrical clears insurance hurdles without the headache. Detached single garage out back for your truck, your tools, or your overflow inventory. Nanton's the kind of town where people still wave on Main Street and actually mean it. You're close enough to Calgary (40 min) when you need the big city, but far enough away that you're not paying big city prices or dealing with big city traffic. High River's 20 minutes south, Okotoks half an hour north. New year, new address, new business - all before the tree comes down. If you've been waiting for a sign, consider this your Christmas miracle with commercial potential attached.