

\$575,000 - 2203 21 Street, Nanton

MLS® #A2225466

\$575,000

5 Bedroom, 3.00 Bathroom, 2,269 sqft

Residential on 0.41 Acres

NONE, Nanton, Alberta

Nestled in the heart of Nanton, this 1919 Eatons home “The Eastbourne” stands as a testament to timeless craftsmanship and enduring family legacy. Lovingly cared for by the same family across four generations, its rich history is etched into every inch of its grand 2269 sq.ft two and half story design. The home exudes charm and character, featuring original hardwood floors, intricate woodwork, built-in bookshelves, and a sweeping staircase that anchors the heart of the home. Set on an expansive 120 x 150 lot “three full town lots” there’s space to dream, grow, or create. A single garage adds convenience, while the Mixed-Use Downtown District zoning opens the door to a variety of possibilities, from a stately private residence to a unique commercial venture. This is more than just a home—it’s a once-in-a-lifetime opportunity to honor the past while building a future filled with new memories. As per the seller’s request, please have your Realtor reach out to request the interior pictures and virtual tour.

Built in 1916

Essential Information

| | |
|-----------|-----------|
| MLS® # | A2225466 |
| Price | \$575,000 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |



| | |
|----------------|-------------|
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,269 |
| Acres | 0.41 |
| Year Built | 1916 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------------|
| Address | 2203 21 Street |
| Subdivision | NONE |
| City | Nanton |
| County | Willow Creek No. 26, M.D. of |
| Province | Alberta |
| Postal Code | T0L1R0 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--------------------------------------------------------------|
| Interior Features | Built-in Features, Crown Molding, Storage |
| Appliances | Dishwasher, Dryer, Microwave, Refrigerator, Washer, Stove(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage |
| Lot Description | Back Yard, Front Yard, Lawn, Back Lane, Landscaped, Street Lighting |
| Roof | Metal |
| Construction | Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 31st, 2025 |
| Days on Market | 74 |
| Zoning | M-DWT |

Listing Details

| | |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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