

# \$650,000 - 13 Calder Green Se, Medicine Hat

MLS® #A2236971

**\$650,000**

7 Bedroom, 5.00 Bathroom, 3,500 sqft

Residential on 0.17 Acres

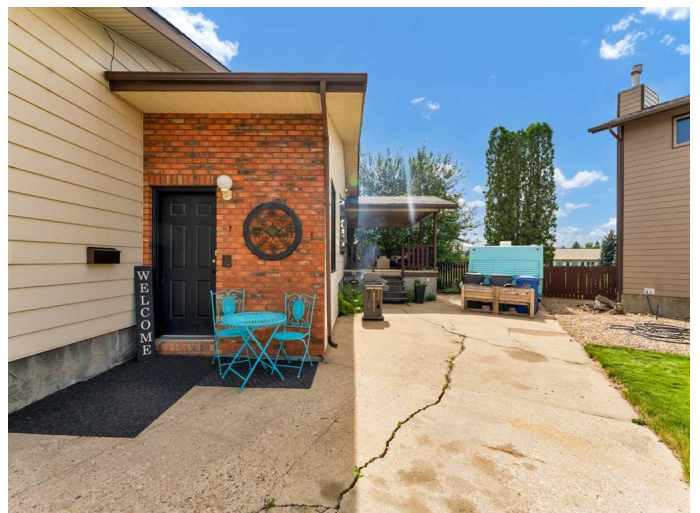
Southview-Park Meadows, Medicine Hat, Alberta

Discover the ultimate opportunity for both savvy investors and growing families in this expansive home, perfectly designed for versatility and income generation. Boasting a massive footprint, this property features a sprawling basement suite with its own private entrance—ideal for generating substantial rental income or comfortably accommodating extended family members.

The lower-level suite is exceptionally spacious, offering multiple bedrooms, a full kitchen, and a generous living area, providing tenants or guests with privacy and all the comforts of home. Whether you're looking to offset your mortgage, maximize your investment, or create a multi-generational living solution, this setup delivers endless possibilities.

Upstairs, enjoy bright, open-concept living spaces, modern finishes, and plenty of room for entertaining. The main residence and suite are thoughtfully separated, ensuring peace and quiet for everyone. With ample parking, a large backyard, and a prime location close to schools, parks, and amenities, this property truly checks every box.

Don't miss your chance to own a home that offers both exceptional living and impressive income potential. Book your showing today and imagine the possibilities!



Built in 1982

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2236971      |
| Price          | \$650,000     |
| Bedrooms       | 7             |
| Bathrooms      | 5.00          |
| Full Baths     | 4             |
| Half Baths     | 1             |
| Square Footage | 3,500         |
| Acres          | 0.17          |
| Year Built     | 1982          |
| Type           | Residential   |
| Sub-Type       | Detached      |
| Style          | 4 Level Split |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 13 Calder Green Se     |
| Subdivision | Southview-Park Meadows |
| City        | Medicine Hat           |
| County      | Medicine Hat           |
| Province    | Alberta                |
| Postal Code | T1B 3K6                |

## Amenities

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 9                                                     |
| Parking        | Double Garage Attached, Off Street, RV Access/Parking |
| # of Garages   | 2                                                     |

## Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Range, Oven-Built-In, Washer/Dryer        |
| Heating           | Forced Air                                                                              |
| Cooling           | Central Air                                                                             |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Fireplaces   | Wood Burning                                            |
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                         |
| Lot Description   | Backs on to Park/Green Space                                  |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Metal Siding, Wood Frame, Wood Siding, Aluminum Siding |
| Foundation        | Poured Concrete                                               |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 40             |
| Zoning         | R-LD           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR REALTY |
|----------------|------------|

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