

# \$169,900 - 207, 663 12 Street Nw, Medicine Hat

MLS® #A2235506

**\$169,900**

2 Bedroom, 1.00 Bathroom, 891 sqft

Residential on 0.48 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Charming, affordable, and move-in ready—this adorable 2-bedroom, 1-bathroom condo in NW Crescent Heights is the perfect opportunity for first-time buyers, downsizers, or investors looking for a well-maintained property. Bright and airy throughout, the unit features a spacious living room with large windows and a sliding glass door that opens onto a private balcony—ideal for enjoying your morning coffee or relaxing in the evening. The adjacent dining area flows nicely into the functional galley-style kitchen, which offers ample counter space, storage, and a convenient in-unit stacking washer and dryer (purchased in 2022). The home has seen several recent updates, including fresh paint (2025), new vinyl plank flooring, a new stove (2022), and a completely renovated bathroom in 2021. Both bedrooms are generously sized with ample closet space, ensuring plenty of room for your belongings. One assigned parking stall is included, and the building is located close to schools, shopping, transit, and popular amenities like Big Marble. This well-cared-for condo combines comfort and practicality in a great location—don't miss your chance to view it!

Built in 1973

## Essential Information

MLS® #

A2235506



Price	\$169,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	891
Acres	0.48
Year Built	1973
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	207, 663 12 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A7M1

### Amenities

Amenities	Other, Parking
Parking Spaces	1
Parking	Stall

### Interior

Interior Features	Laminate Counters, Open Floorplan, Storage
Appliances	Dryer, Range Hood, Refrigerator, Stove(s), Washer, Wall/Window Air Conditioner
Heating	Boiler
Cooling	Wall Unit(s)
# of Stories	4

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Lawn, Level
Construction	Brick

### Additional Information

Date Listed	June 28th, 2025
Days on Market	3
Zoning	R-MD

### **Listing Details**

Listing Office	SOURCE 1 REALTY CORP.
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