

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

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

Exterior

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

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 4th, 2025 |
| Days on Market | 2 |
| Zoning | R-LD |

Listing Details

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

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