

\$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

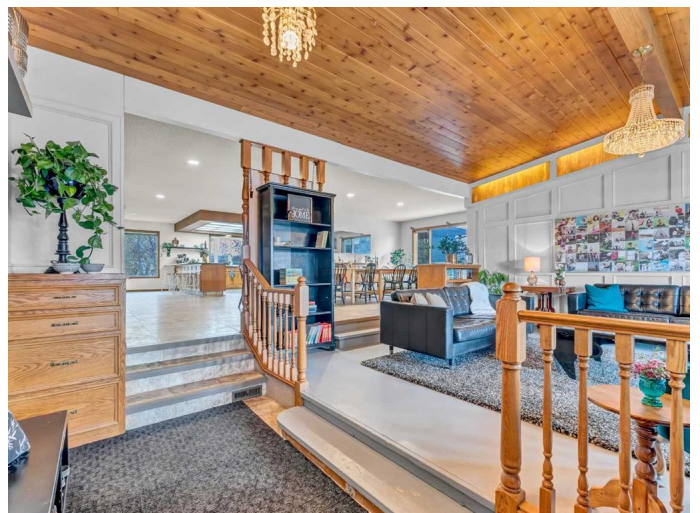
Southview-Park Meadows, Medicine Hat, Alberta

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	4
Zoning	R-LD

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.