

# \$325,000 - 2 14 Street Nw, Medicine Hat

MLS® #A2216118

## \$325,000

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.17 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

Discover this one-of-a-kind California bungalow nestled in the sought-after community of NW Present Heights. Featuring a unique floor plan, this home offers 3 bright and spacious bedrooms upstairs and an additional bedroom on the lower level—perfect for guests, a home office, or growing families. The fully developed basement includes a dedicated theatre room, ideal for cozy movie nights or entertaining. With 2 full bathrooms, there's plenty of space and convenience for daily living. Step outside into the expansive backyard that backs onto open green space—offering privacy, tranquility, and room to play or garden. The detached double car garage provides ample parking and storage. Best of all, this home is set to back onto the upcoming Big Marble Go Centre expansion, adding even more recreational value just steps from your door. Don't miss your chance to own a distinctive home in a growing and family-friendly neighborhood!

Built in 1958

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2216118  |
| Price     | \$325,000 |
| Bedrooms  | 4         |
| Bathrooms | 2.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Square Footage | 1,051       |
| Acres          | 0.17        |
| Year Built     | 1958        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 2 14 Street Nw             |
| Subdivision | Northwest Crescent Heights |
| City        | Medicine Hat               |
| County      | Medicine Hat               |
| Province    | Alberta                    |
| Postal Code | T1A 6R4                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                |
|-------------------|----------------|
| Interior Features | See Remarks    |
| Appliances        | See Remarks    |
| Heating           | Forced Air     |
| Cooling           | Central Air    |
| Fireplace         | Yes            |
| # of Fireplaces   | 1              |
| Fireplaces        | Gas            |
| Has Basement      | Yes            |
| Basement          | Finished, Full |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | None   |
| Lot Description   | Back Yard, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Back Lane, City Lot, Cleared, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle, Asphalt/Gravel  |

|              |                          |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 30th, 2025 |
| Days on Market | 101              |
| Zoning         | R-LD             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | ROYAL LEPAGE COMMUNITY REALTY |
|----------------|-------------------------------|

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