

# \$406,900 - 161 Chartwell Row Se, Medicine Hat

MLS® #A2235529

**\$406,900**

2 Bedroom, 2.00 Bathroom, 1,165 sqft

Residential on 0.00 Acres

Southland, Medicine Hat, Alberta

Welcome to your new home in Chartwell Gardens, a premier retirement community designed for comfort and ease. This charming residence, thoughtfully crafted for relaxed living, offers a generous 1165 square feet of well-appointed space. Step inside to find a beautifully designed floor plan featuring two bedrooms, including a spacious primary suite. The primary bedroom boasts a walk-in closet and a luxurious 3-piece ensuite bathroom with a walk-in shower and ample cabinet storage. The second bedroom can easily be used as a guest room or a cozy retreat. A delightful office or den, complete with street views offers a quiet space for work or hobbies. The heart of the home is the stunning kitchen, highlighted by a large island & stainless steel appliances. You'll appreciate the abundance of cabinet space, including a pantry with built-in shelving, ensuring plenty of room for all your culinary needs. The kitchen, living, and dining areas feature a dramatic vaulted ceiling, creating a spacious and airy atmosphere perfect for entertaining. Step outside to enjoy the low-maintenance backyard, where a covered patio and fenced area provide privacy and a secure space for small pets and plants. The front porch offers beautiful views of the community gardens and clubhouse. Perfect for morning coffee. The property also includes a large double attached garage (21 x 28.5 feet), which is heated & finished. The utility room with a tankless hot water heater for efficiency also offer access to the crawl space. This



pet-friendly community, with certain restrictions, ensures that your furry friends are welcome, and the peaceful environment of Chartwell Gardens adds to the overall appeal of this lovely home. Come experience the comfort and convenience of this exceptional residenceâ€”your perfect retreat awaits. Monthly fees are \$696.24

Built in 2013

**Essential Information**

MLS® #	A2235529
Price	\$406,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,165
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	161 Chartwell Row Se
Subdivision	Southland
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B0E3

**Amenities**

Amenities	Clubhouse, Community Gardens, Fitness Center, Snow Removal
Parking Spaces	2
Parking	Double Garage Attached, Heated Garage
# of Garages	2

**Interior**

Interior Features	Central Vacuum, Closet Organizers, Kitchen Island, Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, None

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Close to Clubhouse, Landscaped, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 28th, 2025
Days on Market	19
Zoning	R-MD
HOA Fees	696
HOA Fees Freq.	MON

## Listing Details

Listing Office	SOURCE 1 REALTY CORP.
----------------	-----------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.