

# \$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

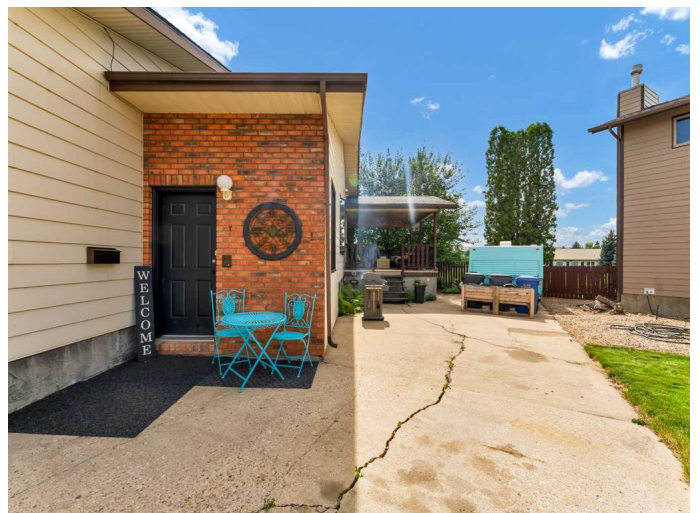
Southview-Park Meadows, Medicine Hat, Alberta

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

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

## Exterior

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

## Additional Information

Date Listed	July 4th, 2025
Days on Market	19
Zoning	R-LD

## Listing Details

Listing Office	CIR REALTY
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