



**GRASSROOTS**  
REALTY GROUP

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**208, 1616 Saamis Drive NW  
Medicine Hat, Alberta**

**MLS # A2251776**



**\$127,500**

<b>Division:</b>	Northwest Crescent Heights		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	573 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 375
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks		

**Inclusions:** OTR Hood, A/C Condenser & Wall Unit.

This 1-bedroom + den condo is more than just a home—it's a quiet retreat in the heart of Northwest Crescent Heights. The bright kitchen invites you to linger over morning coffee, while the balcony treats you to serene views of Medicine Hat and the Saskatchewan River, perfect for unwinding after a busy day. Recently professionally cleaned carpet adds a fresh, move-in-ready feel. The den provides a little extra space—ideal for a home office, creative nook, or cozy guest corner—while the open layout keeps the home light and welcoming. Step outside, and you're in a neighborhood full of life and charm. Take a stroll along riverside paths, explore nearby parks, or pop into local cafes, restaurants, and shops just minutes away. Everything you need is close by, yet the river views and greenery give a sense of calm and escape. Pet-friendly and carefully maintained, this condo offers a rare combination of comfort, character, and convenience. Reach out to a real estate agent today to see it in person and experience it for yourself.