



GRASSROOTS
REALTY GROUP

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**418, 1632 Saamis Drive NW
Medicine Hat, Alberta**

MLS # A2254439



\$195,000

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	852 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 548
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-MD
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Elevator, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Exceptional TOP FLOOR condo with UNDERGROUND PARKING. Experience bright, effortless living in this 2-bedroom, 2-bathroom condo. SE Facing and full of morning light, the Open-concept living and dining area with updated flooring, can easily accommodate a full dining table and flows to a balcony for fresh-air breaks. The Balcony has a gas line for BBQ and the unit has Air Conditioning. The kitchen is designed for function and style with a peninsula-island with high top bar, while in-unit, dedicated laundry room, adds everyday convenience. The primary bedroom features a walk-in closet and ensuite, providing a smart, organized space you'll actually enjoy. A versatile second bedroom adapts to guests, work, or hobbies. Complete with titled underground heated parking, a storage unit. A second parking stall can be rented for only \$60/year. This condo combines modern comfort with practical amenities. Just minutes from parks, walking trails, the Saskatchewan River, shopping, and dining, it's an ideal choice for busy professionals, first-time buyers, down-sizers, or investors seeking a low-maintenance home in a well-connected community.