

# \$194,900 - 317, 1648 Saamis Drive Nw, Medicine Hat

MLS® #A2222308

**\$194,900**

2 Bedroom, 2.00 Bathroom, 832 sqft

Residential on 0.00 Acres

Northwest Crescent Heights, Medicine Hat, Alberta

Step into this beautifully maintained 3rd-floor CORNER unit at AXXESS Condominiums offering 831 sq.ft. of comfortable, updated living space with a smart layout and stylish finishes. Inside, you'll appreciate the new laminate flooring (installed February 2024) and the bright, open-concept living and dining areas filled with natural light. The kitchen features ample cabinetry and a full appliance package, perfect for everyday cooking or entertaining. The primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom is ideal for guests, a home office, or hobbies located next to a second full bathroom and a convenient in-suite laundry area with a stacked washer and dryer.

What truly sets this unit apart is the angled, covered southwest-facing balcony a private, peaceful retreat with gorgeous views of the South Saskatchewan River. Whether you're enjoying a quiet morning coffee or winding down with a cocktail at sunset, the view never disappoints, imagine the beautiful sunsets! Plus, with a gas hookup, you can BBQ comfortably all summer long.

Condo fees of \$539.53/month and cover all utilities electric, gas, water, and sewer along with snow removal and complete exterior maintenance. If additional parking is needed, an extra outdoor stall can be rented for just \$50 per year. This is low-maintenance living at its best whether you're a first-time



buyer, downsizer, or investor. Also, Pets ARE allowed, with restrictions.

Built in 2005

### **Essential Information**

MLS® #	A2222308
Price	\$194,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	832
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	317, 1648 Saamis Drive Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1C4X1

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Parkade

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, Elevator, Kitchen Island
Appliances	See Remarks
Heating	Baseboard
Cooling	Central Air, Full
# of Stories	4

**Exterior**

Exterior Features	Balcony
Construction	None

**Additional Information**

Date Listed	May 17th, 2025
Days on Market	2
Zoning	R-MD
HOA Fees	540
HOA Fees Freq.	MON

**Listing Details**

Listing Office	EXP REALTY
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