

# \$325,000 - 2 14 Street Nw, Medicine Hat

MLS® #A2216118

## \$325,000

4 Bedroom, 2.00 Bathroom, 1,051 sqft

Residential on 0.17 Acres

Northwest Crescent Heights, Medicine Hat,  
Alberta

Discover this one-of-a-kind California bungalow nestled in the sought-after community of NW Present Heights. Featuring a unique floor plan, this home offers 3 bright and spacious bedrooms upstairs and an additional bedroom on the lower level—perfect for guests, a home office, or growing families. The fully developed basement includes a dedicated theatre room, ideal for cozy movie nights or entertaining. With 2 full bathrooms, there's plenty of space and convenience for daily living. Step outside into the expansive backyard that backs onto open green space—offering privacy, tranquility, and room to play or garden. The detached double car garage provides ample parking and storage. Best of all, this home is set to back onto the upcoming Big Marble Go Centre expansion, adding even more recreational value just steps from your door. Don't miss your chance to own a distinctive home in a growing and family-friendly neighborhood!

Built in 1958

## Essential Information

MLS® #	A2216118
Price	\$325,000
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,051
Acres	0.17
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2 14 Street Nw
Subdivision	Northwest Crescent Heights
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A 6R4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Street Lighting, Back Lane, City Lot, Cleared, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle, Asphalt/Gravel
Construction	Wood Frame, Vinyl Siding

Foundation                Poured Concrete

**Additional Information**

Date Listed                April 30th, 2025  
Days on Market            114  
Zoning                      R-LD

**Listing Details**

Listing Office              ROYAL LEPAGE COMMUNITY REALTY

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