



**311, 1632 Saamis Drive NW
Medicine Hat, Alberta**

MLS # A2307086



\$127,500

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Loft/Bachelor/Studio		
Size:	405 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 308
Basement:	None	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Welcome to an affordable opportunity to step into home ownership or secure a smart investment. This well cared for bachelor unit offers a functional, open concept layout that maximizes every square foot, creating a comfortable and low maintenance living space. Located on the third floor, this unit enjoys added privacy along with its own private balcony, perfect for getting some fresh air and enjoying your morning coffee. An assigned parking stall just steps from the building adds to the everyday convenience. Recent updates bring real value and peace of mind, including a brand new air conditioning unit, new washer and dryer, and a new dishwasher. With these key improvements already taken care of, this home is truly move in ready. Perfectly suited for college students, first time buyers, or investors, the location offers quick and easy access to the highway and is just minutes from the college, making commuting simple and convenient. Whether you are looking for an affordable place to call your own or a practical option for a student to live in, this is a smart alternative to renting. The building itself is well maintained with secure entry and professional management, offering ease of ownership and peace of mind. With its combination of affordability, updates, and a convenient location, this unit is a practical and appealing option in today's market.