



**GRASSROOTS**  
REALTY GROUP

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**405, 1535 Southview Drive SE  
Medicine Hat, Alberta**

**MLS # A2317698**



**\$425,000**

<b>Division:</b>	Southview-Park Meadows		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,825 sq.ft.	<b>Age:</b>	1995 (31 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 1,022
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	R-MD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Elevator, High Ceilings, Jetted Tub, No Animal Home		

**Inclusions:** Central vac w/ Attachments

Penthouse Living in the prestigious Grandview Village! This spacious 2 bedroom, 2.5 bathroom condo offers the kind of room that's hard to find without the maintenance of a house. The main floor features a large primary suite with full ensuite (with FOUR closets), laundry, an updated kitchen with new countertops, Bosch dishwasher and induction stove, a generous dining area, and an impressive living room with 22-foot ceilings and floor-to-ceiling windows that showcase panoramic northern views. The loft level adds exceptional flexibility with a second bedroom, full bathroom, large den, and dry bar (has built in plumbing for a future sink). Whether you need space for guests, a home office, hobbies, or a second living area, this layout delivers. Recent improvements include new LVP flooring on the main, fresh paint in most areas of the home (Spring 2026), low-flow toilets, updated shut-off valves, and a new 18,000 BTU air conditioning unit. The north-facing exposure fills the home with natural light while avoiding the intense afternoon heat of direct sun. TWO private balconies, extra storage room on the patio, underground parking, central vacuum, and a secure storage locker complete the package. Grandview Village is one of Medicine Hat's most desirable condominium communities, offering an indoor pool, hot tub, fitness centre, games room, library, guest suites, party room, woodworking shop, car wash bay, and a strong, well-managed condo corporation. Spacious penthouse units rarely become available in this building. If you've been waiting for a condo that feels like home, this is your opportunity.