

# \$404,800 - 79 Calder Road Se, Medicine Hat

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MLS® #A2212981

## \$404,800

5 Bedroom, 3.00 Bathroom, 1,540 sqft

Residential on 1.46 Acres

Southview-Park Meadows, Medicine Hat, Alberta

Welcome to 79 Calder Road SE—this 1540 sq ft, 5-bedroom bungalow offers a ton of space and is right across from a park! The main floor has a bright, open-concept layout with vinyl plank flooring. The kitchen offers a full stainless steel appliance package, garbage disposal, a huge centre island, a pantry, and a great-sized dining area. There are two sunken living rooms on the main level—one with a wood-burning fireplace and leading to a huge, fully enclosed sunroom. You™ll also find two bedrooms on the main floor, a four-piece bathroom, a laundry room with a sink and storage cabinets, and access to the single attached garage. The primary bedroom includes a two-piece en suite. Downstairs, the basement offers a massive family room, three more bedrooms, and a three-piece bathroom. The backyard is fully fenced with underground sprinklers, a deck, a new hot tub, and a partially maintenance-free fence. Updates include a new furnace, central A/C, and hot water tank, all done in 2020! This is a must-see family home in a great location—just minutes from schools, shopping, dining, medical offices, and much more. Book your private showing today!

Built in 1982

## Essential Information

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Price	\$404,800
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,540
Acres	1.46
Year Built	1982
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	79 Calder Road Se
Subdivision	Southview-Park Meadows
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1B 1G5

### Amenities

Parking Spaces	4
Parking	Concrete Driveway, Single Garage Attached
# of Garages	2

### Interior

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

### Exterior

Exterior Features	Other
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Lot Description	Back Lane, Back Yard
Roof	Shingle
Construction	Brick, Wood Siding
Foundation	Poured Concrete
<b>Additional Information</b>	
Date Listed	April 18th, 2025
Days on Market	16
Zoning	R-LD
<b>Listing Details</b>	
Listing Office	RIVER STREET REAL ESTATE



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