

\$299,900 - 118 2 Street Sw, Medicine Hat

MLS® #A2231920

\$299,900

2 Bedroom, 2.00 Bathroom, 1,744 sqft

Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

Situated on the picturesque and highly sought-after 2nd Street SW, this charming turn-of-the-century home offers timeless appeal in one of the city's most beloved neighborhoods. Surrounded by mature trees and just minutes from downtown, you'll love the quiet, established feel of the area paired with unbeatable convenience. Inside, you'll find a warm and inviting atmosphere that blends character with comfort. The highlight of the main floor is a beautiful wood-burning fireplace in the living room—perfect for cozy evenings at home. A convenient half bath and a delightful screened front porch, ideal for morning coffee or unwinding in the evening, round out the main level. Upstairs, the home reveals a unique layout with two bedrooms and a versatile den, accessible by its own private staircase—ideal for a home office, creative space, or reading nook. A full 4-piece bathroom serves the upper level. The lower level adds even more functionality with a comfortable family room, offering extra space for relaxation or entertaining. With alley access to a single detached garage and a generous lot, this home combines practicality with enduring charm. Experience the perfect balance of heritage character and everyday livability—all in an exceptional location on one of the city's most desirable streets.

Built in 1912

Essential Information



| | |
|----------------|-------------------|
| MLS® # | A2231920 |
| Price | \$299,900 |
| Bedrooms | 2 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,744 |
| Acres | 0.17 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 1 and Half Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------|
| Address | 118 2 Street Sw |
| Subdivision | SW Hill |
| City | Medicine Hat |
| County | Medicine Hat |
| Province | Alberta |
| Postal Code | T1A4A8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 1 |
| Parking | Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | See Remarks |
| Appliances | Central Air Conditioner, Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Finished, Partial |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Lane, Back Yard, Front Yard |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding |
| Foundation | Block, Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 20th, 2025 |
| Days on Market | 85 |
| Zoning | R-LD |

Listing Details

| | |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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