

\$485,000 - 22 Chinook Drive Sw, Medicine Hat

MLS® #A2262748

\$485,000

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.17 Acres

SW Hill, Medicine Hat, Alberta

Discover this architecturally designed, one-of-a-kind, walkout hillside bungalow that perfectly frames stunning views of the river valley. Nestled among mature trees, this home offers privacy, character, and a peaceful connection to nature. The main floor features striking open-beamed, sloped ceilings and a beautiful double masonry fireplace, creating a warm and inviting atmosphere. The open-concept layout flows into an oak kitchen with a built-in oven – designed to capture both function and charm. Just off the main living area, you’ll find a gorgeous sunroom set among the trees – the perfect space to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also features a developed walkout basement offering potential for an additional bedroom or flexible living space. Outside, a two-tiered backyard and partially covered patio make the most of the natural setting. Additional highlights include a single attached garage and extra parking on the front pad. This truly unique property combines architectural interest, incredible views, and a serene setting – a rare find in Medicine Hat’s sought-after southwest hills.

Built in 1971

Essential Information

MLS® #

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Price	\$485,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.17
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	22 Chinook Drive Sw
Subdivision	SW Hill
City	Medicine Hat
County	Medicine Hat
Province	Alberta
Postal Code	T1A4B3

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Beamed Ceilings, Ceiling Fan(s), Double Vanity
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Electric Cooktop, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Wood Burning
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
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Lot Description	Corner Lot, Irregular Lot, Many Trees
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 14th, 2025
Days on Market	21
Zoning	R-LD

Listing Details

Listing Office	REAL BROKER
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