

317, 1648 Saamis Drive NW
Medicine Hat, Alberta

MLS # A2222308



\$194,900

Division:	Northwest Crescent Heights		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	832 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 540
Basement:	-	LLD:	-
Exterior:	None	Zoning:	R-MD
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Elevator, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Window Coverings & Blinds, Garage Door Remote.

Step into this beautifully maintained 3rd-floor CORNER unit at AXCESS Condominiums — offering 831 sq.ft. of comfortable, updated living space with a smart layout and stylish finishes. Inside, you'll appreciate the new laminate flooring (installed February 2024) and the bright, open-concept living and dining areas filled with natural light. The kitchen features ample cabinetry and a full appliance package, perfect for everyday cooking or entertaining. The primary bedroom includes a walk-through closet and private 4-piece ensuite, while the second bedroom is ideal for guests, a home office, or hobbies — located next to a second full bathroom and a convenient in-suite laundry area with a stacked washer and dryer. What truly sets this unit apart is the angled, covered southwest-facing balcony — a private, peaceful retreat with gorgeous views of the South Saskatchewan River. Whether you're enjoying a quiet morning coffee or winding down with a cocktail at sunset, the view never disappoints, imagine the beautiful sunsets! Plus, with a gas hookup, you can BBQ comfortably all summer long. Condo fees of \$539.53/month and cover all utilities — electric, gas, water, and sewer — along with snow removal and complete exterior maintenance. If additional parking is needed, an extra outdoor stall can be rented for just \$50 per year. This is low-maintenance living at its best — whether you're a first-time buyer, downsizer, or investor. Also, Pets ARE allowed, with restrictions.