



170 2 Street NW, Medicine Hat, Alberta - \$899,000



Main Photo

Property Description

Welcome to a truly one-of-a-kind residence that redefines modern city living. This architectural gem boasts 3,030 sq ft of industrial-inspired elegance, flooded with natural light from oversized windows that create a bright, inviting atmosphere throughout.

Designed with both comfort and functionality in mind, this home is an entertainer's dream — and a personal retreat. The standout feature? An 800 sq ft legal suite with a private entrance, full kitchen, bathroom, and in-suite laundry. Whether you're hosting guests or generating rental income, this self-contained space offers unbeatable flexibility.

Comfort reigns supreme with in-floor heating throughout the entire home — including the impressive



40x36 heated garage, complete with its own bathroom. Whether used as a workshop, creative space, or ultimate hangout zone, this garage is ready to deliver.

Topping it all off is your very own private rooftop patio — the ultimate space for summer BBQs, sun-soaked afternoons, or starlit evenings with a glass in hand. It's outdoor living at its finest.

Low-maintenance exterior materials ensure peace of mind, allowing you to focus on enjoying your surroundings. Located steps from downtown's best restaurants, trendy cafés, parks, and trails — this property places you at the center of it all.

This is more than just a home — it's a lifestyle. Don't miss your opportunity to own one of Medicine Hat's most remarkable properties. Book your private showing today!

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