

# \$174,900 - 37 Link Court Sw, Medicine Hat

MLS® #A2255108

**\$174,900**

2 Bedroom, 2.00 Bathroom, 604 sqft

Residential on 0.00 Acres

SW Hill, Medicine Hat, Alberta

BRAND NEW PRICE OF \$174,900. Welcome to this well-kept condo that's perfect for first-time homebuyers, investors, or anyone looking for a low-maintenance lifestyle! Fresh paint touch-ups throughout give the home a bright and refreshed feel, while the furnace was replaced just last year, providing peace of mind for years to come.

Inside, you'll find 2 bedrooms and 1.5 bathrooms, offering a functional layout that's both comfortable and practical.

Located close to downtown, walking paths, and a variety of amenities, this condo offers the ideal balance of convenience and affordability. Whether you're looking to get into the market, downsize, or add to your rental portfolio, this property checks all the boxes.

Don't miss the chance to make this condo yours! Book a showing with your favorite REALTOR® today! (18+ Living)

Built in 1976

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2255108  |
| Price     | \$174,900 |
| Bedrooms  | 2         |
| Bathrooms | 2.00      |



|                |               |
|----------------|---------------|
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 604           |
| Acres          | 0.00          |
| Year Built     | 1976          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Bi-Level      |
| Status         | Active        |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 37 Link Court Sw |
| Subdivision | SW Hill          |
| City        | Medicine Hat     |
| County      | Medicine Hat     |
| Province    | Alberta          |
| Postal Code | T1A7X6           |

### Amenities

|                |                   |
|----------------|-------------------|
| Amenities      | None              |
| Parking Spaces | 1                 |
| Parking        | Off Street, Stall |

### Interior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Storage                                                        |
| Appliances        | Central Air Conditioner, Dryer, Refrigerator, Washer, Stove(s) |
| Heating           | Forced Air                                                     |
| Cooling           | Central Air                                                    |
| Has Basement      | Yes                                                            |
| Basement          | Full                                                           |

### Exterior

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

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 9th, 2025 |
| Days on Market | 60                  |
| Zoning         | R-MD                |

**Listing Details**

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



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