

\$469,900 - 22 Chinook Drive Sw, Medicine Hat

MLS® #A2271765

\$469,900

3 Bedroom, 2.00 Bathroom, 1,289 sqft

Residential on 0.16 Acres

SW Hill, Medicine Hat, Alberta

Discover this architecturally designed, one-of-a-kind walkout hillside bungalow, ideally located near the hospital and tucked into an extremely private, tree-covered setting. Perfectly positioned to frame stunning views of the river valley, this home offers exceptional 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 for both function and charm. Just off the main living area, a gorgeous sunroom sits among the trees, offering the perfect place to unwind, entertain, or simply enjoy the view in every season. With 3 bedrooms and 2 bathrooms, this home also includes 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 surroundings. Additional highlights include a single attached garage and extra parking on the front pad. Ready for you to make your own, this truly unique property blends architectural interest, incredible views, and a serene, private setting—an exceptionally rare find in Medicine Hat's sought-after southwest hills.

Built in 1971



Essential Information

MLS® #	A2271765
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,289
Acres	0.16
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
Lot Description	Irregular Lot, Many Trees
Roof	Tar/Gravel
Construction	Brick, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 20th, 2025
Zoning	R-LD

Listing Details

Listing Office	REAL BROKER
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