

\$499,900 - 22 Chinook Drive Sw, Medicine Hat

MLS® #A2262748

\$499,900

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® #

A2262748



Price	\$499,900
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, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings, Electric Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Family Room, Gas, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
-------------------	-------

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

Additional Information

Date Listed	October 14th, 2025
Days on Market	19
Zoning	R-LD

Listing Details

Listing Office	REAL BROKER
----------------	-------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.