

\$409,000 - 3, 156 Canoe Drive Sw, Airdrie

MLS® #A2200812

\$409,000

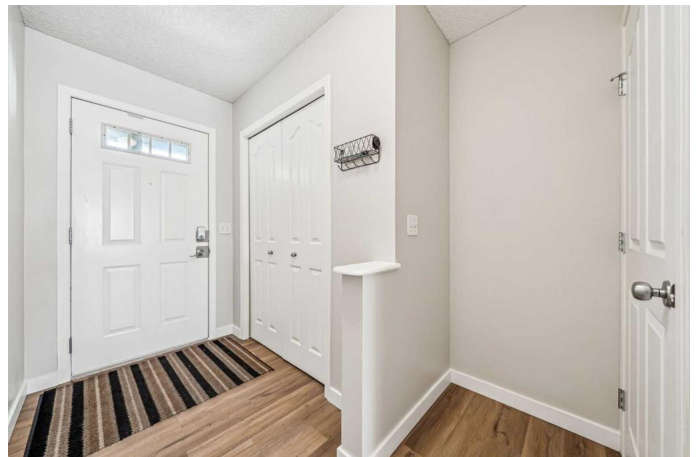
2 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.05 Acres

Canals, Airdrie, Alberta

OPEN HOUSE - Saturday, March 15th from 12 - 2 PM. Here's your chance to snag a gem in the peaceful Canals community—a beautifully kept two-storey home that's fully finished across all three levels. It comes with a front driveway and a single attached garage, so parking's a breeze. Step inside, and you're greeted by neutral tones and sleek vinyl plank flooring that give the place a fresh, modern vibe. Big windows flood the open-concept layout with sunlight, making it feel airy and bright. The living room's got that cozy, kick-back-and-relax feel, while the dining area easily fits a big table for gatherings. The kitchen's practical but stylish, with ample counter space and storage to keep things tidy. Plus, there's a handy two-piece bath on the main floor.

Head upstairs, and you'll find a spacious primary suite tucked at the back, a versatile central flex space, a generously sized second bedroom, and a full four-piece bathroom. Down in the finished basement, there's a rec room that boosts the hangout space, along with more storage and another two-piece bath. Off the dining area, a door opens to a back deck overlooking a green space—a quiet, private spot within the complex.

Condo fees cover the essentials: common area upkeep, landscaping, snow removal, reserve fund contributions, professional management, and exterior insurance. Pets?



They're ok with board approval.

Location-wise, it's tough to beat"close to pathways, shopping, and major routes. This one's a smart pick for easy, comfortable living.

Built in 2002

Essential Information

MLS® #	A2200812
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,311
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	3, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Faces Front, Single Garage Attached, Paved
# of Garages	1

Interior

Interior Features	Storage
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Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 12th, 2025
Days on Market	2
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
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