

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

MLS® #A2200812

**\$409,000**

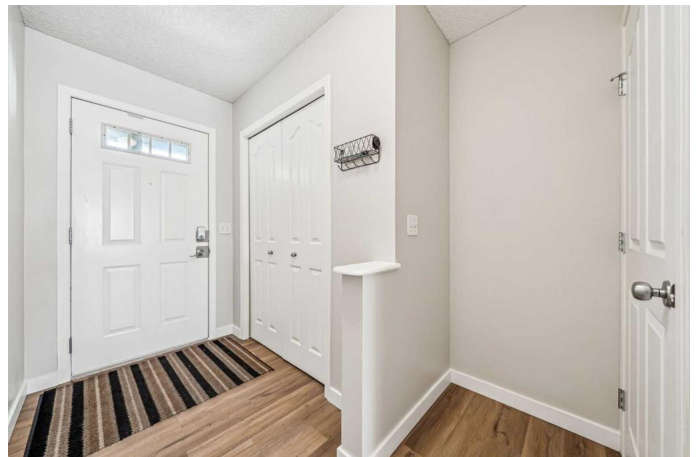
2 Bedroom, 3.00 Bathroom, 1,311 sqft  
Residential on 0.05 Acres

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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