

\$399,900 - 30, 156 Canoe Drive Sw, Airdrie

MLS® #A2197412

\$399,900

3 Bedroom, 2.00 Bathroom, 1,332 sqft
Residential on 0.04 Acres

Canals, Airdrie, Alberta

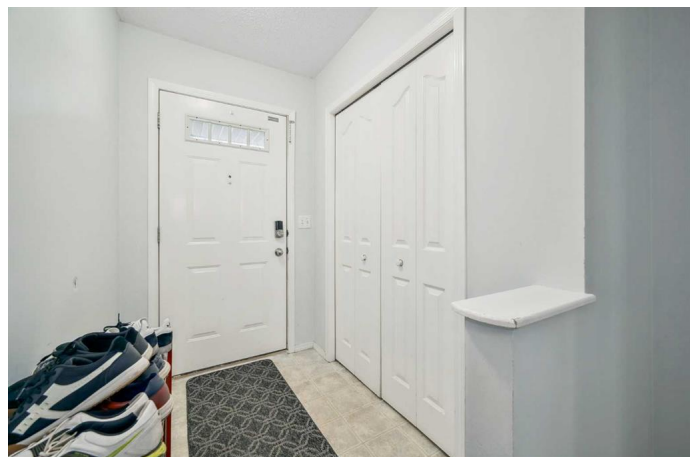
Beautifully designed townhome in the heart of Canals, offering a thoughtful layout, 3 bedrooms, 1.5 baths, and an attached single garage for convenience. Upon entry, youâ€™re welcomed by a spacious foyer with a large closet, direct access to the garage, and a powder room discreetly tucked away. The open-concept main level is perfect for entertaining, featuring a bright living room, spacious dining area, and a well-appointed kitchen with ample storage and smart design to maximize space. Southwest-facing windows and a private deck flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, youâ€™ll find three generously sized bedrooms with closets and a full 4-piece bathroom. The unfinished basement offers endless possibilities, ready for your personal touch. Surrounded by green space and the scenic Canals pathway system, this home provides easy access to shops, schools, and local restaurants. Situated in a well-managed complex with ample visitor parking, this townhome is the perfect blend of comfort, functionality, and location. Simply move in and enjoyâ€”schedule your showing today!

Built in 2002

Essential Information

MLS® # A2197412

Price \$399,900



| | |
|----------------|---------------|
| Bedrooms | 3 |
| Bathrooms | 2.00 |
| Full Baths | 1 |
| Half Baths | 1 |
| Square Footage | 1,332 |
| Acres | 0.04 |
| Year Built | 2002 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 30, 156 Canoe Drive Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B4L2 |

Amenities

| | |
|----------------|--------------------------|
| Amenities | Parking, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Open Floorplan |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

Exterior

| | |
|-------------------|-----------------|
| Exterior Features | None |
| Lot Description | Rectangular Lot |
| Roof | Asphalt Shingle |

| | |
|--------------|--------------------------|
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 26th, 2025 |
| Days on Market | 43 |
| Zoning | R2-T |

Listing Details

| | |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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