

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

MLS® #A2200812

\$409,000

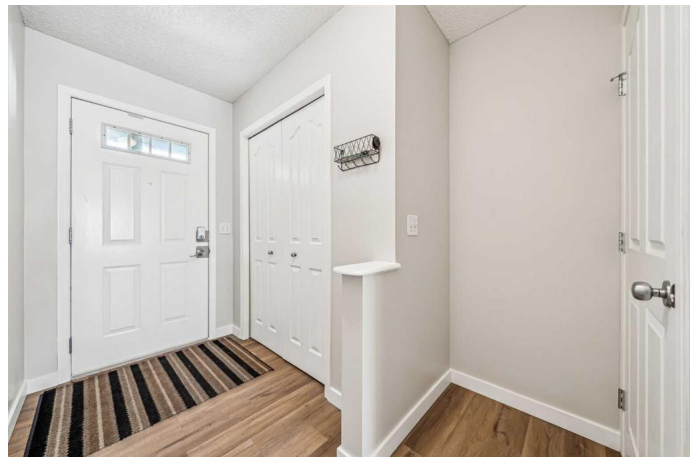
2 Bedroom, 3.00 Bathroom, 1,311 sqft
Residential on 0.05 Acres

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 |
|-------------------|---------|

| | |
|--------------|---|
| 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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