# \$414,999 - 21, 102 Canoe Square Sw, Airdrie

MLS® #A2247488

#### \$414,999

3 Bedroom, 2.00 Bathroom, 1,348 sqft Residential on 0.05 Acres

Canals, Airdrie, Alberta

This stunning corner-lot townhouse has been fully renovated from top to bottom and is ready for you to move in and enjoy. Step inside to find bright, stylish living spaces with sleek LVP flooring, modern pot lighting, and a beautifully updated kitchen featuring crisp cabinetry, countertops, stainless steel appliances, and an island perfect for cooking or entertaining. The cozy gas fireplace in the living area sets the tone for warm winter nights, while the dining room opens to your extra-large, Semi private backyardâ€"a rare find that wraps gracefully around the corner lot, offering both space and seclusion for relaxing or hosting summer gatherings.

Upstairs, the spacious primary suite boasts double closets and a semi-private ensuiteâ€"accessible from both the hallway and directly from the primary bedroom for added convenience. Two additional generously sized bedrooms and a versatile bonus room (perfect for a home office, playroom, or reading nook) offer plenty of flexibility for your lifestyle.

The basement impresses with high ceilings and a huge open area, ready for your dream rec room, home gym, or extra living space. The double attached garage, insulated and painted, plus a driveway, ensures ample parking and storage.

Located just steps from schools, parks,







shopping, and amenities, this home blends style, comfort, and convenience in one perfect package.

Don't miss this rare corner-unit with an oversized private yard—book your showing today!

Built in 2002

#### **Essential Information**

MLS® # A2247488

Price \$414,999

Bedrooms 3

Bathrooms 2.00

Full Baths 1

Half Baths 1

Square Footage 1,348

Acres 0.05

Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey

Status Active

## **Community Information**

Address 21, 102 Canoe Square Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B2Z1

#### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 4

Parking Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), No Animal Home, No Smoking Home

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Corner Lot, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 11th, 2025

Days on Market 83

Zoning R2-T

## **Listing Details**

Listing Office CIR Realty

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