

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

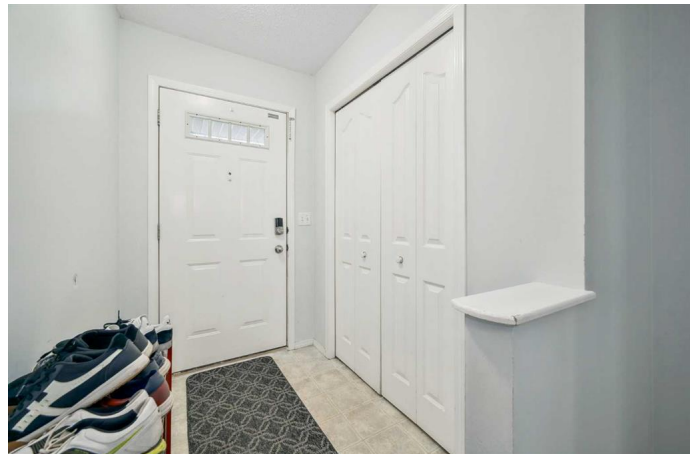
MLS® #A2197412

**\$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	39
Zoning	R2-T

### **Listing Details**

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

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.