

30, 156 Canoe Drive SW
Airdrie, Alberta

MLS # A2197412



\$399,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,332 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Open Floorplan

Water: -

Sewer: -

Condo Fee: \$ 350

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: N/A

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, you'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, you'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 enjoy—schedule your showing today!