

# \$420,000 - 8, 156 Canoe Drive Sw, Airdrie

MLS® #A2219733

**\$420,000**

3 Bedroom, 2.00 Bathroom, 1,347 sqft  
Residential on 0.05 Acres

Canals, Airdrie, Alberta

Located in the highly desirable community of the Canals this updated meticulously maintained home is backing onto greenspace and is steps to the Canal path system. As you approach you will notice the welcoming front porch and grand front foyer with custom bench and closet detail. Enjoy direct access to your convenient single car garage, ensuring hassle free parking. This well thought out functional layout showcases a large white U shaped kitchen with upgraded stainless steel appliances, backsplash, plenty of counter space and a pantry for additional storage. This opens to the spacious dining room with access to your private deck and SUNNY WEST BACKYARD. Where you can enjoy your outdoor oasis! Adjacent to the dining area is the bright living room highlighted by a gas fireplace with tile detail. The main floor is complete with a powder room tucked away for privacy. Upstairs you will find two massive bedrooms with large closets, a bonus room perfect for an office, or playroom, and a beautifully appointed 4-piece bathroom. The lower level is fully complete with a 3rd bedroom, rec area, and large laundry room with a new washer and dryer. The basement has a full bathroom rough-in (in the storage area) making adding an additional bathroom a breeze. Other noteworthy features are new gleaming luxury vinyl plank flooring, fresh paint, and designer light fixtures! Surrounded by great schools, local restaurants, and shopping. This well-managed condo backing



onto greenspace is a rare find and won't last long. Schedule your private showing or view the virtual tour today.

Built in 2002

### Essential Information

MLS® #	A2219733
Price	\$420,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,347
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	8, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z3

### Amenities

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

### Interior

Interior Features	Central Vacuum, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Lighting, Other, Private Entrance
Lot Description	Backs on to Park/Green Space, Views
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 13th, 2025
Zoning	R2-T

## Listing Details

Listing Office	CIR Realty
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