

# \$369,900 - 23, 156 Canoe Drive Sw, Airdrie

MLS® #A2251315

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,340 sqft  
Residential on 0.05 Acres

Canals, Airdrie, Alberta

Fantastic opportunity to own an end unit townhome backing onto greenspace. Situated in the Canals, this well run complex is quiet and peaceful. With quick access to walking paths along the Canals, you'll love the serenity of this location. Driving up, you'll appreciate the privacy of the location, and the proximity of visitor parking for guests. Inside, the open concept plan creates a comfortable atmosphere. Large windows along the back usher in natural light and a corner gas fireplace adds a cozy element. A two piece bath and convenient access to the single attached garage can be found on this level. Upstairs, you'll discover two huge primary bedrooms separated by a flex space and a 4 piece bath. The basement is partially developed with an open rec space. There is also storage and laundry. The back deck is a lovely shaded space to enjoy pretty views and birdsong. This is a pet friendly complex with up to two dogs/two cats allowed with board approval. An additional stall can be rented for \$75 through the management company.

Built in 2002

## Essential Information

MLS® #	A2251315
Price	\$369,900
Bedrooms	2
Bathrooms	2.00



Full Baths	1
Half Baths	1
Square Footage	1,340
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	23, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3C3

### **Amenities**

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space

Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 27th, 2025
Days on Market	34
Zoning	R2-T

### **Listing Details**

Listing Office	CIR Realty
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