

# \$395,000 - 174 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2258451

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,547 sqft

Residential on 0.04 Acres

Chinook Gate, Airdrie, Alberta

**\*Price reduced\*** Welcome to Chinook Gate the perfect family oriented community with parks, pathways, shopping, and schools all within walking distance. This home offers over 1,500 sq. ft. of thoughtfully designed living space and a stunning lofted entrance featuring large west facing windows that flood the home with natural light. Just a few steps up, the main living area opens to a bright and inviting layout with sightlines from front to back. The heart of the home is the gourmet kitchen, complete with a spacious island, modern finishes, and plenty of room for gathering. The adjoining dining area and living room create a seamless flow, for both everyday living and entertaining. Upstairs, youâ€™ll find three generous bedrooms, including the primary bedroom with its own private ensuite. All of this comes with the convenience of maintenance free living. Book you showing today!

Built in 2021

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2258451  |
| Price          | \$395,000 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,547     |



|            |                |
|------------|----------------|
| Acres      | 0.04           |
| Year Built | 2021           |
| Type       | Residential    |
| Sub-Type   | Row/Townhouse  |
| Style      | 2 Storey Split |
| Status     | Active         |

### **Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 174 Chinook Gate Boulevard Sw |
| Subdivision | Chinook Gate                  |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T4B 5J1                       |

### **Amenities**

|                |                 |
|----------------|-----------------|
| Amenities      | Park            |
| Parking Spaces | 2               |
| Parking        | Assigned, Stall |
| # of Garages   | 2               |

### **Interior**

|                   |                                                                                                |
|-------------------|------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                     |
| Cooling           | None                                                                                           |
| Has Basement      | Yes                                                                                            |
| Basement          | Full                                                                                           |

### **Exterior**

|                   |                                        |
|-------------------|----------------------------------------|
| Exterior Features | Other, Playground                      |
| Lot Description   | Back Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt                                |
| Construction      | Vinyl Siding, Wood Frame               |
| Foundation        | Poured Concrete                        |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 18th, 2025 |
| Days on Market | 58                   |
| Zoning         | M2                   |
| HOA Fees       | 105                  |
| HOA Fees Freq. | ANN                  |

## **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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