

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

MLS® #A2251315

**\$369,900**

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Single Family on 0.05 Acres

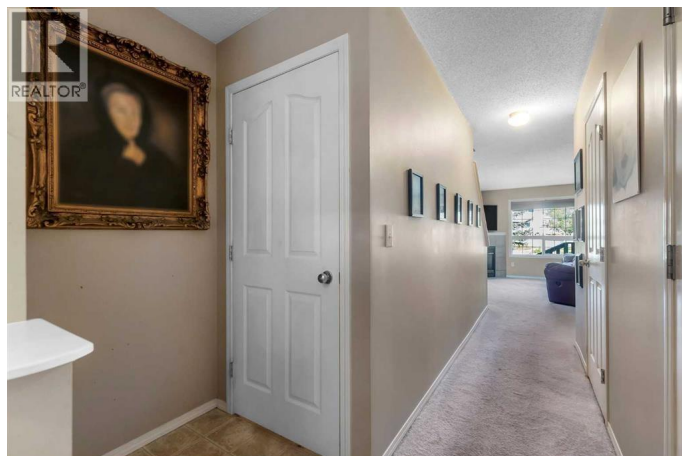
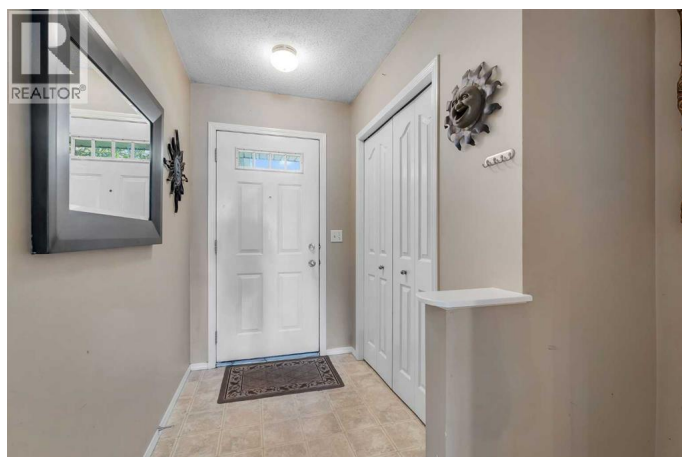
Canals, Airdrie, Alberta

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. (id:6289)

Built in 2002

## Essential Information

Listing #	A2251315
Price	\$369,900
Bedrooms	2



Bathrooms	2.00
Half Baths	1
Square Footage	1,340
Acres	0.05
Year Built	2002
Type	Single Family
Sub-Type	Bare Land Condo

### Community Information

Address	23, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B3C3

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

### Interior

Appliances	Washer, Refrigerator, Dishwasher, Stove, Dryer, Hood Fan, Window Coverings, Garage door opener
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

### Exterior

Exterior	Vinyl siding
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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Listing information last updated on October 13th, 2025 at 8:46am PDT