

# \$436,500 - 23, 102 Canoe Square Sw, Airdrie

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MLS® #A2238985

**\$436,500**

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to this freshly painted and well-maintained townhome in the desirable community of Canals in Airdrie. The main floor features a bright and open-concept living and dining area—perfect for entertaining or everyday living—along with a convenient powder room. The kitchen is thoughtfully laid out with ample counter space and a large pantry for extra storage.

Upstairs, you™ll find a spacious primary bedroom with a generous walk-in closet and direct access to a share ensuite bathroom that also connects to the hallway for added convenience. Two additional well-sized bedrooms complete the upper level.

The fully developed basement offers flexible space that can be used as a recreation room, home office, or guest bedroom to suit your lifestyle needs. A spacious single attached garage adds to the convenience.

Located just steps from walking paths, parks, and nearby shopping, this home offers comfort, functionality, and a fantastic location.

Built in 2002

## Essential Information

MLS® #                   A2238985

Price                     \$436,500



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,242         |
| Acres          | 0.04          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 23, 102 Canoe Square Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 2Z1                 |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Other                               |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

### Interior

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)                      |
| Appliances        | Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                                         |
| Cooling           | None                                                                                                               |
| Fireplace         | Yes                                                                                                                |
| # of Fireplaces   | 1                                                                                                                  |
| Fireplaces        | Gas                                                                                                                |
| Has Basement      | Yes                                                                                                                |
| Basement          | Finished, Full                                                                                                     |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Other                                     |
| Lot Description   | Back Yard, See Remarks, Other             |
| Roof              | Asphalt Shingle                           |
| Construction      | Concrete, Vinyl Siding, Wood Frame, Other |
| Foundation        | Poured Concrete                           |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 23              |
| Zoning         | R2-T            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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