



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 CANOE Square #3, Airdrie T4B2Z1**

MLS®#: **A2163622**

Area: **Canals**

Listing Date: **09/09/24**

List Price: **\$429,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2002**

Finished Floor Area  
Abv Sqft: **1,345**  
Low Sqft:  
Ttl Sqft: **1,345**

DOM

**10**  
Layout  
Beds: **3 (3 )**  
Baths: **1.5 (1 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,152 sqft**  
Lot Shape:

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,No Neighbours Behind**  
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`2"</b>
<b>Pantry</b>	<b>Main</b>	<b>2`4" x 2`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>10`10" x 6`5"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>5`0" x 6`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 11`5"</b>
<b>Laundry</b>	<b>Basement</b>	<b>12`1" x 8`9"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`3" x 9`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 11`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>12`6" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`4" x 12`6"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`2" x 11`5"</b>
<b>Family Room</b>	<b>Basement</b>	<b>24`3" x 10`11"</b>

Condo Fee:  
**\$325**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **0213259**

Remarks

Pub Rmks: **This one could be the one you have been waiting for! Located in a well maintained complex, with fantastic neighbours and low condo fees (\$325/month)! This FULLY FINISHED 2 Storey home has a DOULBE ATTACHED GARAGE and a PRIVATE and QUIET backyard that has no neighbours behind! The main floor is functional, has an OPEN CONCEPT layout and a feeling of home as soon as you walk in. The kitchen has stainless steel appliances, plenty of counterspace and cabinets, a breakfast bar island, plus a Pantry - storage is not a problem here! The living room is inviting and cozy featuring a gas fireplace and a spacious dining room, this is the perfect space for entertaining. Completing the main level is a 2-piece bathroom just off the garage for guests. Upstairs you are welcomed with a cute bonus room that makes a perfect reading nook or could be your future home office! The two bedrooms are well sized with more storage located between them, and the Primary bedroom has a large walk-in closet, Vaulted ceiling and so much natural sunlight. The 4-piece bathroom completes the upstairs! The basement has a massive rec room, endless storage and the laundry can be found in the utility room along with the stand-up deep freezer that is included! If you are looking for a well-kept home, in a peaceful community, you will want to add this one to your list as this one may be the home sweet home you have been waiting for!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX Rocky View Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









