



THE
A-TEAM

**RE/MAX
FIRST**

146 CANALS Circle, Airdrie T4B 3E9

MLS®#: **A2173049**

Area: **Canals**

Listing Date: **10/17/24**

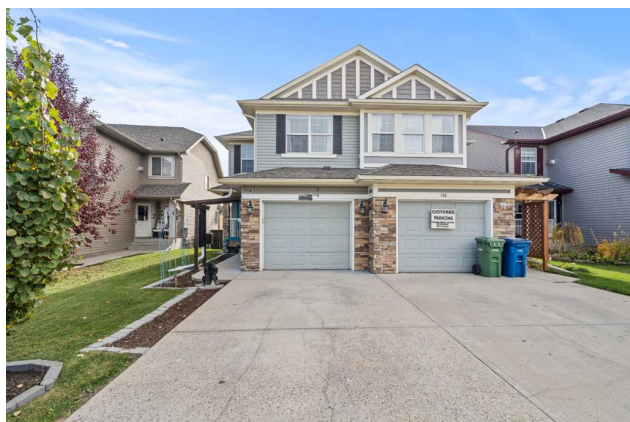
List Price: **\$489,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,577

Year Built:

2007

Low Sqft:

Lot Information

Ttl Sqft:

1,577

Lot Sz Ar:

3,056 sqft

Lot Shape:

Access:

Back Yard

Lot Feat:

Single Garage Attached

Park Feat:

DOM

4

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Microwave,Oven,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Open Floorplan,Pantry

Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`3" x 10`11"
Kitchen	Main	8`4" x 8`8"
2pc Bathroom	Main	2`11" x 8`0"
Bedroom	Upper	8`10" x 10`9"
Bedroom	Upper	9`3" x 10`7"
4pc Ensuite bath	Upper	5`1" x 7`11"

Room	Level	Dimensions
Living Room	Main	10`11" x 19`7"
Living Room	Main	11`9" x 11`3"
Loft	Upper	12`9" x 12`2"
4pc Bathroom	Upper	4`9" x 7`11"
Bedroom - Primary	Upper	13`5" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-2

0712270

Remarks

Pub Rmks: **Welcome to 146 Canals Circle, SW, a beautifully appointed semi-detached home offering 3 bedrooms and 2.5 bathrooms in the heart of Airdrie. This home boasts an incredible backyard with a covered patio, perfect for relaxing or entertaining year-round. Located in a prime spot, you're just minutes from excellent schools, shopping centers, and all the conveniences that central Airdrie has to offer. With no condo fees and a single-car attached garage, this property offers added value and comfort. Inside, you'll find an updated, extended pantry—an exclusive feature unique to this home in the area—adding even more functionality to the modern kitchen space. This well maintained home is ready for you to move in and start enjoying all of its features. Home sweet home is just a few steps away.....call your Realtor today to book a showing!**

Inclusions:
Property Listed By: **N/A
CIR Realty**

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





