



THE
A-TEAM

**RE/MAX
FIRST**

156 CANOE Drive #30, Airdrie T4B4L2

MLS® #: **A2197412**

Area: **Canals**

Listing Date: **02/26/25**

List Price: **\$409,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,756 sqft**
Lot Shape:

Access:

Lot Feat: **Rectangular Lot**
Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,332**

Low Sqft:

Ttl Sqft: **1,332**

DOM

0

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**

Int Feat: **Open Floorplan**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	8`6" x 11`8"	Dining Room	Main	8`6" x 15`4"
Living Room	Main	21`1" x 17`5"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Second	16`11" x 12`3"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	9`10" x 10`0"	Bedroom	Second	10`7" x 13`11"

Legal/Tax/Financial

Condo Fee:
\$350

Title:
Fee Simple

Zoning:
R2-T

Fee Freq:
Monthly

Legal Desc: **0212606**

Remarks

Pub Rmks: **Beautifully designed townhome in the heart of Canals, offering a thoughtful layout, 3 bedrooms, 1.5 baths, and an attached single garage for convenience. Upon entry, you're welcomed by a spacious foyer with a large closet, direct access to the garage, and a powder room discreetly tucked away. The open-concept main level is perfect for entertaining, featuring a bright living room, spacious dining area, and a well-appointed kitchen with ample storage and smart design to maximize space. Southwest-facing windows and a private deck flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms with closets and a full 4-piece bathroom. The unfinished basement offers endless possibilities, ready for your personal touch. Surrounded by green space and the scenic Canals pathway system, this home provides easy access to shops, schools, and local restaurants. Situated in a well-managed complex with ample visitor parking, this townhome is the perfect blend of comfort, functionality, and location. Simply move in and enjoy—schedule your showing today!**

Inclusions:
Property Listed By: **N/A**
2% Realty

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





