

# \$395,000 - 30, 156 Canoe Drive Sw, Airdrie

MLS® #A2220546

## \$395,000

3 Bedroom, 2.00 Bathroom, 1,319 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Live the canal community lifestyle in this charming, well-appointed home just a stone's throw from the walking path! Ideal for outdoor enthusiasts, pet owners, and anyone who loves being close to nature, this property offers the perfect balance of tranquility and accessibility. A front driveway and a single-car garage make parking your car perfect and convenient. Open floor plan with big windows that brings all the natural light make it ideal for relaxation and get-togethers. Upstairs you will find three large bedrooms and the unfinished basement awaits for your personal touch. Enjoy the low condo fee community and pet friendly living. Close to shopping and major road. Come see it yourself with your favorite realtor

Built in 2002

## Essential Information

MLS® #	A2220546
Price	\$395,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,319
Acres	0.04
Year Built	2002
Type	Residential



Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L2

### Amenities

Amenities	Park
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Electric Cooktop, Refrigerator, Washer, Oven
Heating	Central, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony, Courtyard, Private Yard
Lot Description	Back Yard, Few Trees
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 13th, 2025
Days on Market	6
Zoning	r2-t

### Listing Details

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