\$359,900 - 23, 156 Canoe Drive Sw, Airdrie

MLS® #A2251315

\$359,900

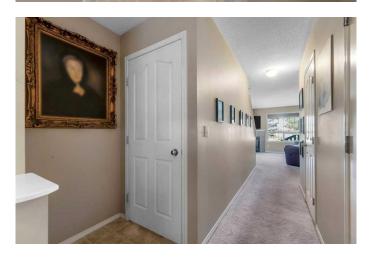
2 Bedroom, 2.00 Bathroom, 1,340 sqft Residential on 0.05 Acres

Canals, Airdrie, Alberta

Fantastic opportunity to own an end unit townhome backing onto greenspace. Situated in the Canals, this well run complex is quiet and peaceful. With quick access to walking paths along the Canals, you'll love the serenity of this location. Driving up, you'll appreciate the privacy of the location, and the proximity of visitor parking for guests. Inside, the open concept plan creates a comfortable atmosphere. Large windows along the back usher in natural light and a corner gas fireplace adds a cozy element. A two piece bath and convenient access to the single attached garage can be found on this level. Upstairs, you'll discover two huge primary bedrooms separated by a flex space and a 4 piece bath. The basement is partially developed with an open rec space. There is also storage and laundry. The back deck is a lovely shaded space to enjoy pretty views and birdsong. This is a pet friendly complex with up to two dogs/two cats allowed with board approval. An additional stall can be rented for \$75 through the management company.







Built in 2002

Essential Information

MLS® # A2251315 Price \$359,900

Bedrooms 2 Bathrooms 2.00 Full Baths 1

Half Baths 1

Square Footage 1,340

Acres 0.05 Year Built 2002

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 23, 156 Canoe Drive Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 3C3

Amenities

Amenities Visitor Parking, Snow Removal, Trash

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Open Floorplan

Appliances Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator,

Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room

Has Basement Yes

Basement Full, Partially Finished

Exterior

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed August 27th, 2025

Days on Market 69

Zoning R2-T

Listing Details

Listing Office CIR Realty

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