

# \$412,999 - 21, 102 Canoe Square Sw, Airdrie

MLS® #A2269281

**\$412,999**

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.05 Acres

Canals, Airdrie, Alberta

\*\*\*Bonus! 6 Months of Condo Fees Covered

\*\*\*

Move right in and enjoy this stunning fully renovated corner-lot townhouse! Bright, modern living spaces feature sleek LVP flooring, pot lighting, and a beautiful kitchen with stainless steel appliances, fresh cabinetry, and an island perfect for cooking or entertaining. Cozy up by the gas fireplace or step out to your extra-large semi-private backyard – ideal for relaxing or hosting summer get-togethers.

Upstairs offers a spacious primary suite with double closets and a semi-private ensuite, plus two additional bedrooms and a flexible bonus room for work or play. The high-ceiling basement is ready for your personal touch, and the insulated double car garage adds extra comfort and storage.

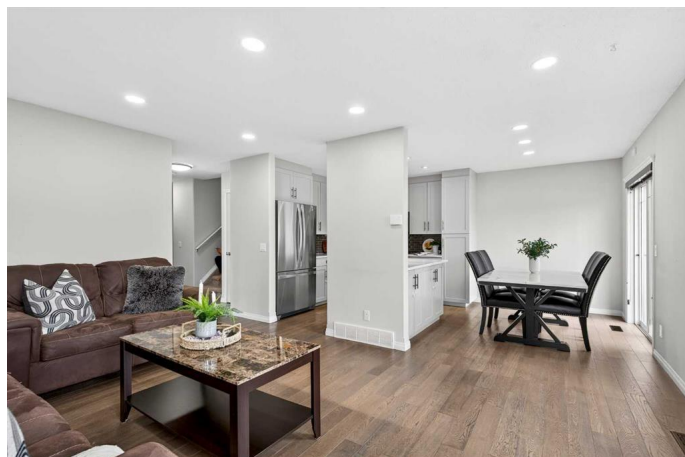
Steps from schools, parks, shopping, and amenities – this home has it all! Don't miss your chance – book your showing today!

Built in 2002

## Essential Information

MLS® # A2269281

Price \$412,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,348         |
| Acres          | 0.05          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21, 102 Canoe Square Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B2Z1                  |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Driveway     |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas, Living Room, Mantle                                                   |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Corner Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

### **Additional Information**

|             |                    |
|-------------|--------------------|
| Date Listed | November 6th, 2025 |
| Zoning      | R2-T               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.