

# \$398,000 - 106 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2229168

**\$398,000**

2 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.03 Acres

Chinook Gate, Airdrie, Alberta

Enjoy maintenance-free living in this beautifully designed, light-filled townhome featuring a functional dual primary suite layout and sleek modern finishes throughout. From the moment you step inside, you're greeted by a spacious front denâ€”perfect as a dedicated home office, study, or welcoming entry space. The main living area is bright and inviting, with wide-plank flooring and extra pot lights that create a warm ambiance day or night. The contemporary kitchen is a chefâ€™s dream, showcasing stainless steel appliances, full-height cabinetry, a pantry, classic subway tile backsplash, and a window over the sink with views of your private backyard. Enjoy meals in the adjacent dining room, where sliding glass doors lead to your fully fenced and landscaped yardâ€”ideal for pets, kids, or a little outdoor retreat. Two designated parking stalls are conveniently located just steps from the back entrance. A stylish powder room completes the main level. Upstairs, youâ€™ll find two spacious primary bedrooms, each with its own ensuiteâ€”perfect for roommates, guests, or a luxurious private setup. The first primary suite offers dual closets and a 3 piece bathroom with corner glass shower. The second primary bedroom is large and offers a 4-piece ensuite for your ultimate comfort. The unfinished basement provides endless opportunitiesâ€”create a recreation room, gym, or additional living space to suit your lifestyle. Located in a vibrant and friendly community close to schools, parks, and amenities, with



Chinook Winds Regional Park just minutes away. Enjoy over 2km of paved pathways, playgrounds, a splash park, skate park, sports courts, and moreâ€”just a 5-minute drive or a 20-minute walk! Only 30 minutes to Calgary and 15 minutes to CrossIron Mills, this home combines comfort, convenience, and community in one unbeatable package.

Built in 2022

**Essential Information**

MLS® #	A2229168
Price	\$398,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,321
Acres	0.03
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	106 Chinook Gate Boulevard Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J1

**Amenities**

Amenities	None
Parking Spaces	2
Parking	Alley Access, Parking Pad

## Interior

Interior Features	High Ceilings, No Smoking Home, Recessed Lighting, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Private Entrance
Lot Description	Landscaped, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	16
Zoning	M2
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

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.