

# \$439,999 - 21, 102 Canoe Square Sw, Airdrie

MLS® #A2247488

**\$439,999**

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.05 Acres

Canals, Airdrie, Alberta

This stunning corner-lot townhouse has been fully renovated from top to bottom and is ready for you to move in and enjoy. Step inside to find bright, stylish living spaces with sleek LVP flooring, modern pot lighting, and a beautifully updated kitchen featuring crisp cabinetry, countertops, stainless steel appliances, and an island perfect for cooking or entertaining. The cozy gas fireplace in the living area sets the tone for warm winter nights, while the dining room opens to your extra-large, Semi private backyard—a rare find that wraps gracefully around the corner lot, offering both space and seclusion for relaxing or hosting summer gatherings.

Upstairs, the spacious primary suite boasts double closets and a semi-private ensuite—accessible from both the hallway and directly from the primary bedroom for added convenience. Two additional generously sized bedrooms and a versatile bonus room (perfect for a home office, playroom, or reading nook) offer plenty of flexibility for your lifestyle.

The basement impresses with high ceilings and a huge open area, ready for your dream rec room, home gym, or extra living space. The double attached garage, insulated and painted, plus a driveway, ensures ample parking and storage.

Located just steps from schools, parks,



shopping, and amenities, this home blends style, comfort, and convenience in one perfect package.

Donâ€™t miss this rare corner-unit with an oversized private yardâ€”book your showing today!

Built in 2002

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2247488      |
| Price          | \$439,999     |
| 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, Unfinished                                                           |

## 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    | August 11th, 2025 |
| Days on Market | 16                |
| Zoning         | R2-T              |

## Listing Details

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

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