

\$448,000 - 23, 102 Canoe Square Sw, Airdrie

MLS® #A2238985

\$448,000

3 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to this freshly painted and well-maintained townhome in the desirable community of Canals in Airdrie. The main floor features a bright and open-concept living and dining area—perfect for entertaining or everyday living—along with a convenient powder room. The kitchen is thoughtfully laid out with ample counter space and a large pantry for extra storage.

Upstairs, you™ll find a spacious primary bedroom with a generous walk-in closet and direct access to a share ensuite bathroom that also connects to the hallway for added convenience. Two additional well-sized bedrooms complete the upper level.

The fully developed basement offers flexible space that can be used as a recreation room, home office, or guest bedroom to suit your lifestyle needs. A spacious single attached garage adds to the convenience.

Located just steps from walking paths, parks, and nearby shopping, this home offers comfort, functionality, and a fantastic location.

Built in 2002

Essential Information

MLS® # A2238985

Price \$448,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,242
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

Community Information

Address	23, 102 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z1

Amenities

Amenities	Other
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Other, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Other, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	2
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
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