

# \$524,900 - 43 Canoe Square Sw, Airdrie

MLS® #A2260634

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully upgraded 3+1 bedroom, 2.5 bathroom home, offering the perfect blend of comfort, style, and functionality. Situated in a highly sought-after neighborhood, this property is ideal for families and anyone seeking a move-in-ready home close to all amenities.

Step inside to find a bright, open-concept main floor featuring upgraded flooring, a modern kitchen with quality finishes, and spacious living and dining areas—perfect for both family living and entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a huge walk-in closet and loads of natural light.

The fully developed lower level adds even more living space with a versatile fourth bedroom, full bathroom, and a dedicated yoga room—a unique bonus for wellness enthusiasts.

Outside, enjoy your own private oasis with a beautifully landscaped yard designed for relaxation and outdoor gatherings, large garden shed, huge composite deck and LOW MAINTENANCE LANDSCAPING. The property also includes a double attached garage for convenience and extra storage.

Located just minutes from schools, parks, shopping, and walking trails, this home combines modern upgrades with an



unbeatable location.

? Key Features:

3+1 bedrooms, 2.5 bathrooms

Upgraded flooring, kitchen, and finishes throughout

Fully developed basement with Fourth bedroom, full bathroom and a yoga room

Double attached garage

Beautifully landscaped, private yard

Close to schools, parks, shopping, and more

This home truly has it all—don't miss your chance to make it yours!

Built in 2001

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2260634               |
| Price          | \$524,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,329                  |
| Acres          | 0.09                   |
| Year Built     | 2001                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 43 Canoe Square Sw |
| Subdivision | Canals             |

|             |         |
|-------------|---------|
| City        | Airdrie |
| County      | Airdrie |
| Province    | Alberta |
| Postal Code | T4B 2N5 |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows                            |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                      |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Finished, Full                                                                               |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | None                                                          |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Vinyl Siding, Wood Siding                                     |
| Foundation        | Poured Concrete                                               |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 28th, 2025 |
| Days on Market | 23                   |
| Zoning         | R2                   |

### Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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