

# \$490,000 - 70 Canoe Close Sw, Airdrie

MLS® #A2209341

**\$490,000**

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.08 Acres

Canals, Airdrie, Alberta

Amazing opportunity to own an exceptionally great value house in the heart of Canals. This charming 3 bedroom corner lot is complete with a double attached garage, a fully developed basement and a spacious backyard ready for your future landscaping plans. The inside possesses an open floor plan with a smooth flow towards the kitchen and the dining area. Noticeably, this home has a sizeable floor space on the main level with an abundance of natural light throughout the day. The second level has a masters bedroom with walk-in closet, two more bedrooms and a 4pc. bathroom. The basement is fully developed and boasts an open recreation room with flexibility for conversion. This is a good family home and within walking distance to schools, groceries and various amenities. Take a look so you can see the great value offered by this property.

Built in 2000

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2209341  |
| Price          | \$490,000 |
| Bedrooms       | 3         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 1,325     |
| Acres          | 0.08      |



|            |                        |
|------------|------------------------|
| Year Built | 2000                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| Status     | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 70 Canoe Close Sw |
| Subdivision | Canals            |
| City        | Airdrie           |
| County      | Airdrie           |
| Province    | Alberta           |
| Postal Code | T4B 2N4           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), No Smoking Home   |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Finished, Full  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Private Yard             |
| Lot Description   | Corner Lot               |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 13th, 2025 |
| Days on Market | 13               |
| Zoning         | R2               |

**Listing Details**

Listing Office              First Place 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.