

# \$560,000 - 117 Canoe Square Sw, Airdrie

MLS® #A2215722

**\$560,000**

3 Bedroom, 4.00 Bathroom, 1,388 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

This beautifully renovated home offers 4 spacious bedrooms, 3.5 bathrooms, and a bright, open-concept layout that's perfect for both everyday living and entertaining. The property features a double attached garage, with the home itself only connected by the garage, offering added privacy. Situated on a massive pie-shaped lot with a west-facing backyard, you'll enjoy stunning evening sunsets and plenty of outdoor space. Inside, the upgraded kitchen boasts a large island and ample cupboard space, ideal for the home chef. Upstairs there are 3 bedrooms. The primary room has its own ensuite bath. The fully finished basement provides additional living space, perfect for a rec room, home office, or play area. Located close to schools, shopping, and parks, this home is ideal for a young family looking to settle in a welcoming, convenient neighborhood. Schedule a showing for this gorgeous home quick!

Built in 2002

## Essential Information

MLS® #	A2215722
Price	\$560,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,388



Acres	0.12
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	117 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N7

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

### **Interior**

Interior Features	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Landscaped, Pie Shaped Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 2nd, 2025
Days on Market	11
Zoning	R2

**Listing Details**

Listing Office	Real Broker
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