

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

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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, Vinyl Siding, Wood Frame, Other
Foundation	Poured Concrete

**Additional Information**

Date Listed	July 10th, 2025
Days on Market	1
Zoning	R2-T

**Listing Details**

Listing Office	CIR Realty
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