

\$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	3
Zoning	R2

Listing Details

Listing Office First Place Realty

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