

# \$412,999 - 21, 102 Canoe Square Sw, Airdrie

MLS® #A2269281

**\$412,999**

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.05 Acres

Canals, Airdrie, Alberta

\*\*\*Bonus! 6 Months of Condo Fees Covered

\*\*\*

Move right in and enjoy this stunning fully renovated corner-lot townhouse! Bright, modern living spaces feature sleek LVP flooring, pot lighting, and a beautiful kitchen with stainless steel appliances, fresh cabinetry, and an island perfect for cooking or entertaining. Cozy up by the gas fireplace or step out to your extra-large semi-private backyard – ideal for relaxing or hosting summer get-togethers.

Upstairs offers a spacious primary suite with double closets and a semi-private ensuite, plus two additional bedrooms and a flexible bonus room for work or play. The high-ceiling basement is ready for your personal touch, and the insulated double car garage adds extra comfort and storage.

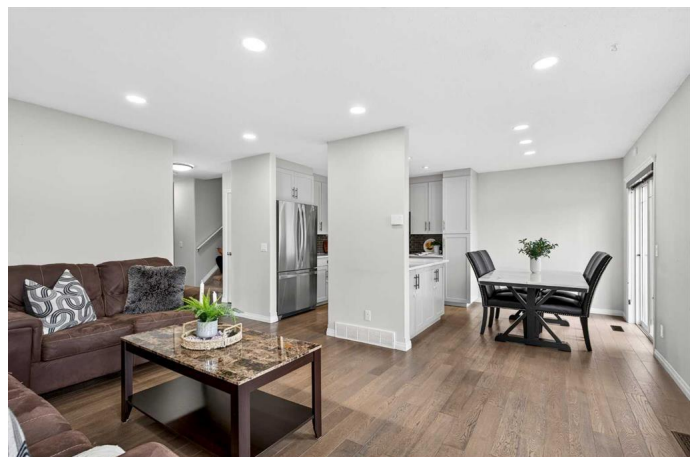
Steps from schools, parks, shopping, and amenities – this home has it all! Don't miss your chance – book your showing today!

Built in 2002

## Essential Information

MLS® # A2269281

Price \$412,999



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 1             |
| Half Baths     | 1             |
| Square Footage | 1,348         |
| Acres          | 0.05          |
| Year Built     | 2002          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 21, 102 Canoe Square Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B2Z1                  |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                    |
| Parking        | Double Garage Attached, Driveway     |
| # of Garages   | 2                                    |

### Interior

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Animal Home, No Smoking Home                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Forced Air, Natural Gas                                                    |
| Cooling           | None                                                                       |
| Fireplace         | Yes                                                                        |
| # of Fireplaces   | 1                                                                          |
| Fireplaces        | Gas, Living Room, Mantle                                                   |
| Has Basement      | Yes                                                                        |
| Basement          | Full                                                                       |

### Exterior

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Exterior Features | Private Yard                                            |
| Lot Description   | Back Yard, Corner Lot, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                         |
| Construction      | Vinyl Siding, Wood Frame                                |
| Foundation        | Poured Concrete                                         |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | November 6th, 2025 |
| Days on Market | 12                 |
| Zoning         | R2-T               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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