

# \$389,000 - 30, 156 Canoe Drive Sw, Airdrie

MLS® #A2229580

**\$389,000**

3 Bedroom, 2.00 Bathroom, 1,347 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to The Canals in Airdrie! One of the most established and vibrant communities in the city. This unit offers a thoughtful layout, 3 bedrooms, 1.5 baths, and an attached single garage for convenience. Upon entry, youâ€™re welcomed by a spacious foyer with a large closet, direct access to the garage, and a powder room discreetly tucked away. The open-concept main level is perfect for entertaining, featuring a bright living room, spacious dining area, and a well-appointed kitchen with ample storage and smart design to maximize space. Southwest-facing windows and a private deck flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, youâ€™ll find three generously sized bedrooms with closets and a full 4-piece bathroom. The unfinished basement offers endless possibilities, ready for your personal touch. Surrounded by green space and the scenic Canals pathway system, this home provides easy access to shops, schools, and local restaurants. Situated in a well-managed complex with ample visitor parking, this townhome is the perfect blend of comfort, functionality, and location. Simply move in and enjoyâ€”schedule your showing today!

Built in 2002

## Essential Information

MLS® # A2229580

Price \$389,000



Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,347
Acres	0.04
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	30, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2G8

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Balcony
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	June 10th, 2025
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Days on Market	11
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Zoning	R2-T
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### **Listing Details**

Listing Office	Real Broker
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