

\$379,900 - 23, 156 Canoe Drive Sw, Airdrie

MLS® #A2251315

\$379,900

2 Bedroom, 2.00 Bathroom, 1,340 sqft

Residential on 0.05 Acres

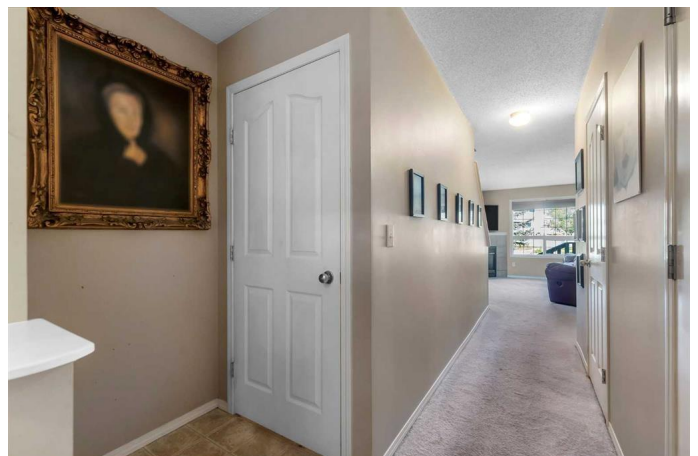
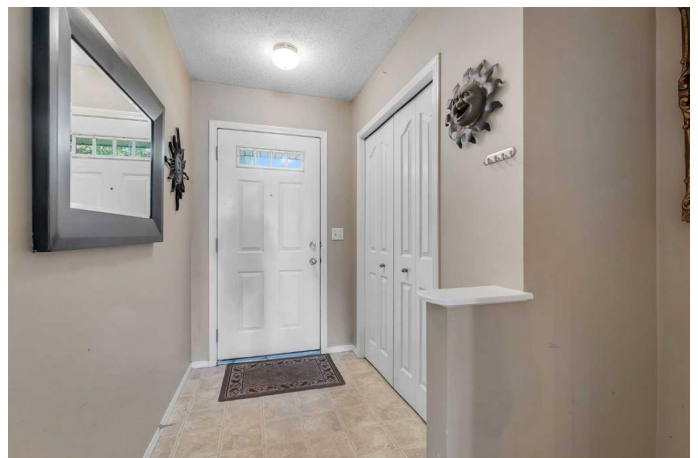
Canals, Airdrie, Alberta

OPEN HOUSE THIS SATURDAY, SEPT 6th @ 1 - 3 PM. Fantastic opportunity to own an end unit townhome backing onto greenspace. Situated in the Canals, this well run complex is quiet and peaceful. With quick access to walking paths along the Canals, you'll love the serenity of this location. Driving up, you'll appreciate the privacy of the location, and the proximity of visitor parking for guests. Inside, the open concept plan creates a comfortable atmosphere. Large windows along the back usher in natural light and a corner gas fireplace adds a cozy element. A two piece bath and convenient access to the single attached garage can be found on this level. Upstairs, you'll discover two huge primary bedrooms separated by a flex space and a 4 piece bath. The basement is partially developed with an open rec space. There is also storage and laundry. The back deck is a lovely shaded space to enjoy pretty views and birdsong. This is a pet friendly complex with up to two dogs/two cats allowed with board approval. An additional stall can be rented for \$75 through the management company.

Built in 2002

Essential Information

MLS® #	A2251315
Price	\$379,900
Bedrooms	2



Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,340
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	23, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3C3

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Open Floorplan
Appliances	Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 27th, 2025
Days on Market	11
Zoning	R2-T

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.