

\$389,900 - 6, 156 Canoe Drive Sw, Airdrie

MLS® #A2252548

\$389,900

2 Bedroom, 2.00 Bathroom, 1,361 sqft

Residential on 0.05 Acres

Canals, Airdrie, Alberta

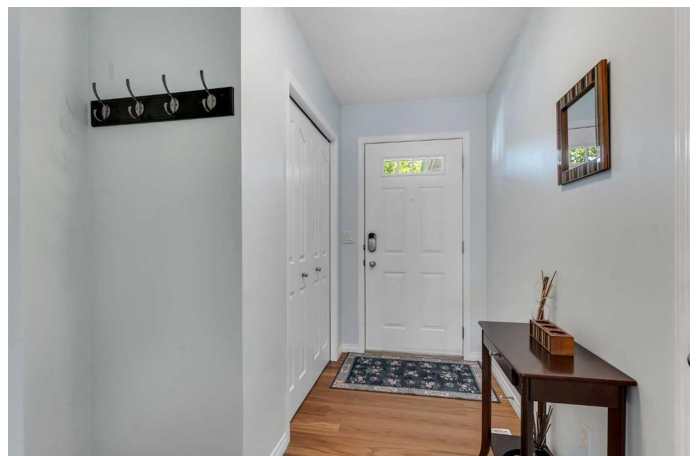
OPEN HOUSE THIS SATURDAY, SEPT 6th @ 1- 3 PM. This lovely townhome has been meticulously cared for and shows pride of ownership throughout. Backing west onto greenspace, you are only a few steps from the Canals and walking paths. Inside, you'll love the low maintenance floors, the freshly painted white cabinetry, the luxurious window coverings and the modern fixtures. The floor plan is open and inviting with doors that lead out to the back deck. There you'll be sure to catch a glimpse of the mighty blue heron, while you enjoy being in nature. Upstairs, you'll discover a central flex space, perfect for a book nook or a home office. Two primary bedrooms are on either side of the unit and each boast plenty of closet space and large windows. A 4 piece bath is also on this level. The basement is partially finished and only requires flooring. A large rec room is perfect for a casual tv area. A large storage room and laundry can also be found on this level. This is a pet-friendly complex, with two dogs/2 cats allowed, subject to that board's discretion. This is a quiet community, yet walking distance to shopping and groceries.

Built in 2002

Essential Information

MLS® # A2252548

Price \$389,900



Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,361
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	6, 156 Canoe Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z3

Amenities

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

Interior

Interior Features	Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	None
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 30th, 2025
Days on Market	4
Zoning	R2-T

Listing Details

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

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.