



GRASSROOTS
REALTY GROUP

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23, 102 Canoe Square SW
Airdrie, Alberta

MLS # A2238985



\$448,000

Division:	Canals		
Type:	Residential/Other		
Style:	Townhouse		
Size:	1,242 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Yard, Other, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 315
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: None

Welcome to this freshly painted and well-maintained townhome in the desirable community of Canals in Airdrie. The main floor features a bright and open-concept living and dining area—perfect for entertaining or everyday living—along with a convenient powder room. The kitchen is thoughtfully laid out with ample counter space and a large pantry for extra storage. Upstairs, you’ll find a spacious primary bedroom with a generous walk-in closet and direct access to a share ensuite bathroom that also connects to the hallway for added convenience. Two additional well-sized bedrooms complete the upper level. The fully developed basement offers flexible space that can be used as a recreation room, home office, or guest bedroom to suit your lifestyle needs. A spacious single attached garage adds to the convenience. Located just steps from walking paths, parks, and nearby shopping, this home offers comfort, functionality, and a fantastic location.