



GRASSROOTS
REALTY GROUP

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23, 156 Canoe Drive SW
Airdrie, Alberta

MLS # A2251315



\$379,900

| | | | |
|------------------|------------------------------|---------------|-------------------|
| Division: | Canals | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,340 sq.ft. | Age: | 2002 (23 yrs old) |
| Beds: | 2 | Baths: | 1 full / 1 half |
| Garage: | Single Garage Attached | | |
| Lot Size: | 0.05 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 350 |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: Freezer in basement,

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. 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.