



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

21, 102 Canoe Square SW
Airdrie, Alberta

MLS # A2269281



\$399,999

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,348 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 340
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

Move right in and enjoy this stunning fully renovated corner-lot townhouse! Bright, modern living spaces feature sleek LVP flooring, pot lighting, and a beautiful kitchen with stainless steel appliances, fresh cabinetry, and an island perfect for cooking or entertaining. Cozy up by the gas fireplace or step out to your extra-large semi-private backyard — ideal for relaxing or hosting summer get-togethers. Upstairs offers a spacious primary suite with double closets and a semi-private ensuite, plus two additional bedrooms and a flexible bonus room for work or play. The high-ceiling basement is ready for your personal touch, and the insulated double car garage adds extra comfort and storage. Steps from schools, parks, shopping, and amenities — this home has it all! Don’t miss your chance — book your showing today!