



27, 156 Canoe Drive SW
Airdrie, Alberta

MLS # A2300589



\$369,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,334 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.05 Acre		
Lot Feat:	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Storage, Vinyl Windows		

Inclusions: None

Welcome Home! This beautifully updated 1,342 sq. ft. two-storey townhome is located in the highly sought-after community of Canals in Airdrie. As an end unit backing onto a peaceful greenbelt and pathway system, this home offers both privacy and an abundance of natural light. Step inside to a spacious foyer that opens to a bright and inviting main floor, featuring brand new laminate flooring throughout. The kitchen has been tastefully refreshed with a new fridge, range, stylish backsplash, and plenty of cupboard and counter space—perfect for both everyday living and entertaining. The cozy family room is highlighted by a charming fireplace and large windows that flood the space with light. From here, step out onto your private deck—an ideal spot for BBQs and relaxing with friends. A renovated powder room completes the main level. Upstairs, you’ll find brand new carpet throughout, leading to two generously sized primary bedrooms and a versatile bonus area—perfect for a home office or reading nook. A well-appointed 4-piece bathroom is conveniently located between the bedrooms. The fully developed basement offers even more living space, including a large flex room that can easily serve as a bedroom, a laundry area with new washer and dryer, and an additional 4-piece bathroom. Numerous upgrades throughout the home include fresh paint, new baseboards, updated vanity, and more—making this property truly move-in ready. Enjoy the convenience of stepping right onto the pathway system, with the Canals, schools, parks, and shopping just moments away. Don’t miss your opportunity to own this fantastic home—Welcome Home!