



**15, 102 Canoe Square SW  
Airdrie, Alberta**

**MLS # A2302539**



**\$384,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Open Floorplan, Recessed Lighting, Soaking Tub, Stone Counters		

**Inclusions:** Mirrored Closet / wardrobe in basement, garage shelves.

Move in ready end unit with 3 bedrooms, 2 full and 1 half bathroom. This comfortable home offers an attached double garage, plus a fully finished basement with a total of 1850 sq ft of developed living space. It is a bright and spacious two story townhouse that has been renovated and made move in ready for your convenience. Enjoy the private front entrance and a seating area that is perfect for morning coffee, and a patio with greenspace at the back for any gardeners, families or fur babies. Inside, everything has been updated with new vinyl plank flooring on all three levels, elegant light fixtures and window coverings, fresh neutral paint throughout, renewed countertops and backsplash in the kitchen and bathrooms. The main living area is centered around a gas fireplace with large windows that keep the space open and comfortable. The dining area connects easily and opens to the patio/greenspace making it perfect for everyday living and casual entertaining. The kitchen has been updated with refurbished countertops and backsplash, white cabinetry, stainless steel appliances and a functional peninsula for extra prep space and seating. A convenient powder room completes the main floor. Upstairs, there are three bedrooms, a four piece bath and a flexible bonus space that works well as a home office, media area or quiet sitting space. The primary bedroom includes dual closets and direct access to the 4 piece bathroom, while two additional bedrooms provide room for family or guests. In the fully finished basement you will find extra square footage for a family room, great for movie nights and a fully finished laundry area, sink and plenty of cabinets. There is also a 3 piece bathroom and extra storage. Additional updates include a new hot water tank and automatic garage door opener in 2025. Set in a safe and family friendly complex, you are within walking distance

to schools, parks, canal pathways, public transit, grocery and drug stores, medical services, fitness facilities and a variety of restaurants, making daily life convenient and connected. For nature lovers, delight in walks along the canal pathways while having access to everyday essentials. All this and more make it a great place to call home!