



**30, 156 Canoe Drive SW  
Airdrie, Alberta**

**MLS # A2197412**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Canals                 |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 2 Storey               |               |                   |
| <b>Size:</b>     | 1,332 sq.ft.           | <b>Age:</b>   | 2002 (23 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | 0.04 Acre              |               |                   |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                   |

**Heating:** Forced Air

**Floors:** Carpet, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 350

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** N/A

Beautifully designed townhome in the heart of Canals, offering a thoughtful layout, 3 bedrooms, 1.5 baths, and an attached single garage for convenience. Upon entry, you're welcomed by a spacious foyer with a large closet, direct access to the garage, and a powder room discreetly tucked away. The open-concept main level is perfect for entertaining, featuring a bright living room, spacious dining area, and a well-appointed kitchen with ample storage and smart design to maximize space. Southwest-facing windows and a private deck flood the home with natural light, creating a warm and inviting atmosphere. Upstairs, you'll find three generously sized bedrooms with closets and a full 4-piece bathroom. The unfinished basement offers endless possibilities, ready for your personal touch. Surrounded by green space and the scenic Canals pathway system, this home provides easy access to shops, schools, and local restaurants. Situated in a well-managed complex with ample visitor parking, this townhome is the perfect blend of comfort, functionality, and location. Simply move in and enjoy—schedule your showing today!