

\$414,999 - 21, 102 Canoe Square Sw, Airdrie

MLS® #A2247488

\$414,999

3 Bedroom, 2.00 Bathroom, 1,348 sqft

Residential on 0.05 Acres

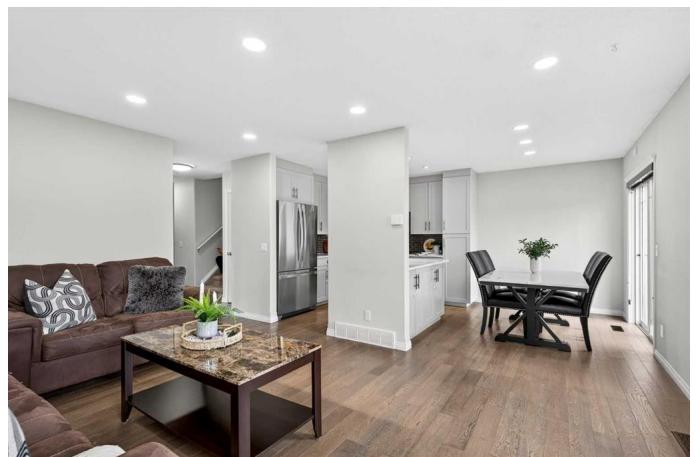
Canals, Airdrie, Alberta

This stunning corner-lot townhouse has been fully renovated from top to bottom and is ready for you to move in and enjoy. Step inside to find bright, stylish living spaces with sleek LVP flooring, modern pot lighting, and a beautifully updated kitchen featuring crisp cabinetry, countertops, stainless steel appliances, and an island perfect for cooking or entertaining. The cozy gas fireplace in the living area sets the tone for warm winter nights, while the dining room opens to your extra-large, Semi private backyard—a rare find that wraps gracefully around the corner lot, offering both space and seclusion for relaxing or hosting summer gatherings.

Upstairs, the spacious primary suite boasts double closets and a semi-private ensuite—accessible from both the hallway and directly from the primary bedroom for added convenience. Two additional generously sized bedrooms and a versatile bonus room (perfect for a home office, playroom, or reading nook) offer plenty of flexibility for your lifestyle.

The basement impresses with high ceilings and a huge open area, ready for your dream rec room, home gym, or extra living space. The double attached garage, insulated and painted, plus a driveway, ensures ample parking and storage.

Located just steps from schools, parks,



shopping, and amenities, this home blends style, comfort, and convenience in one perfect package.

Don't miss this rare corner-unit with an oversized private yard—book your showing today!

Built in 2002

Essential Information

MLS® #	A2247488
Price	\$414,999
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,348
Acres	0.05
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	21, 102 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2Z1

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	4
Parking	Double Garage Attached, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 11th, 2025
Days on Market	69
Zoning	R2-T

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.