

\$499,900 - 71 Canoe Close Sw, Airdrie

MLS® #A2226049

\$499,900

4 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.08 Acres

Canals, Airdrie, Alberta

*** OPEN HOUSE SAT JUNE 7TH, 12PM - 3PM ***
*** LOTS OF UPGRADES - SEPARATE ENTRANCE - NO CONDO FEES ***
Welcome to this rare semi-detached gem in the heart of Canals offering a massive double attached garage (complete with a 220V plug), 4 bedrooms, 2 full bathrooms, and no condo fees. Unlike many semi-detached homes, this one comes with a private backyard, beautifully landscaped for relaxing evenings or summer BBQs. Inside, the main floor showcases a stunning silgranite sink, all-NEW stainless steel appliances, and a high-end custom pantry/coffee station with upgraded cabinets. The kitchen sink has new plumbing, and the upstairs bathroom has been refreshed with modern plumbing fixtures. Throughout the home, enjoy the warmth of new light fixtures and a very well taken care of home. Downstairs, the fully developed basement has been extensively renovated featuring a large fourth bedroom, full bathroom, a versatile den, and NEW LAUNDRY MACHINES. Everything has been freshly painted and updated with new carpet for a clean, move-in-ready feel. Located in the highly desirable Canals community, you're just steps from beautiful walking paths, close to 8 Street, Chinook Winds Park, downtown Airdrie, and convenient shopping. This home offers unbeatable value with thoughtful upgrades, a separate entrance, and the kind of garage space usually reserved for detached homes. Call your favorite Realtor and book your



showing today

Built in 2001

Essential Information

| | |
|----------------|------------------------|
| MLS® # | A2226049 |
| Price | \$499,900 |
| Bedrooms | 4 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,037 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | Side by Side, Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 71 Canoe Close Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 2N4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Double Garage Attached, 220 Volt Wiring |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Breakfast Bar, Laminate Counters, Pantry, Separate Entrance, Skylight(s) |
| Appliances | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |

| | |
|-----------------|--------------------------------|
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Mantle, Tile |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Full |

Exterior

| | |
|-------------------|-----------------------------|
| Exterior Features | Garden, Private Yard |
| Lot Description | Landscaped, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 30th, 2025 |
| Days on Market | 8 |
| Zoning | R2 |

Listing Details

| | |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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