

# \$490,000 - 70 Canoe Close Sw, Airdrie

MLS® #A2209341

## \$490,000

3 Bedroom, 2.00 Bathroom, 1,325 sqft

Residential on 0.08 Acres

Canals, Airdrie, Alberta

Amazing opportunity to own an exceptionally great value house in the heart of Canals. This charming 3 bedroom corner lot is complete with a double attached garage, a fully developed basement and a spacious backyard ready for your future landscaping plans. The inside possesses an open floor plan with a smooth flow towards the kitchen and the dining area. Noticeably, this home has a sizeable floor space on the main level with an abundance of natural light throughout the day. The second level has a masters bedroom with walk-in closet, two more bedrooms and a 4pc. bathroom. The basement is fully developed and boasts an open recreation room with flexibility for conversion. This is a good family home and within walking distance to schools, groceries and various amenities. Take a look so you can see the great value offered by this property.

Built in 2000

## Essential Information

MLS® #	A2209341
Price	\$490,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,325
Acres	0.08



Year Built	2000
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	70 Canoe Close Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N4

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 13th, 2025
Days on Market	7
Zoning	R2

**Listing Details**

Listing Office                      First Place Realty

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