$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 Canalsâ€”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 renovatedâ€”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	220 Volt Wiring, Double Garage Attached
# 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	12
Zoning	R2

Listing Details

Listing Office	Real Broker

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