

\$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 June 14th & June 15th
SATURDAY & SUNDAY - 12 - 3 pm *** 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	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	17
Zoning	R2

Listing Details

Listing Office	Real Broker
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