

# \$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 | 5                |
| Zoning         | R2               |

**Listing Details**

Listing Office              First Place Realty

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