

\$499,900 - 26 Canoe Close Sw, Airdrie

MLS® #A2206559

\$499,900

3 Bedroom, 3.00 Bathroom, 1,440 sqft
Residential on 0.08 Acres

Canals, Airdrie, Alberta

Welcome to 26 Canoe Close SW in Airdrie!
This wonderful family home has been substantially updated, and shows like a dream. As you enter the property, you'll be greeted by a large foyer with walk-in closet and convenient half bathroom that also includes main floor laundry. The island kitchen features a corner pantry, and is a perfect central hub to catch up on the day's activities. The open layout also includes a dining area with access to the 2-tiered deck, inviting living room cathedral ceilings, hardwood floors, gas fireplace, and large windows. The upper level features a large primary bedroom with walk-in closet and updated 4 piece ensuite bathroom, two good sized bedrooms with and another full bathroom. The staircase to the basement is very open and bright with a large window and spindle railing. The finished basement features knock down ceiling, potlights on dimmer switches, a wet bar, and a large rec area with new carpet. This home is located minutes from Ralph McCall school, and the street is clean, quiet and full of families. Also located close to shopping, walking paths and parks. Don't forget the double attached garage and BIG fully fenced back yard! Immaculately kept, and move-in ready. Don't delay in viewing this fantastic home - it won't be around long!

Built in 2001

Essential Information



| | |
|----------------|------------------------|
| MLS® # | A2206559 |
| Price | \$499,900 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,440 |
| Acres | 0.08 |
| Year Built | 2001 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 26 Canoe Close Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 2N4 |

Amenities

| | |
|----------------|---|
| Parking Spaces | 4 |
| Parking | Concrete Driveway, Double Garage Attached, Garage Faces Front, Garage Door Opener |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar |
| Appliances | Bar Fridge, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating | Central, Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Garden, Private Yard

Lot Description Back Yard, Corner Lot, Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 28th, 2025

Days on Market 6

Zoning R2

Listing Details

Listing Office TREC The Real Estate Company

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