

\$447,500 - 75 Canoe Close Sw, Airdrie

MLS® #A2095982

\$447,500

6 Bedroom, 2.00 Bathroom, 978 sqft

Residential on 0.12 Acres

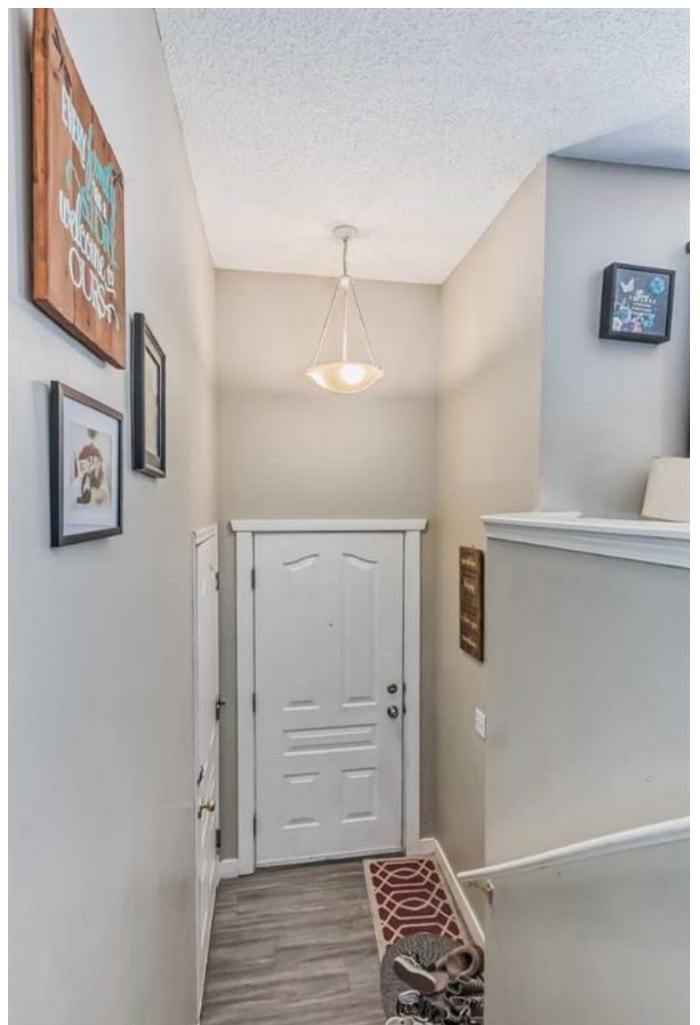
Canals, Airdrie, Alberta

Welcome to an Exceptional Investment Opportunity or the perfect chance to live comfortably while generating rental income (live up - rent down)! This property is a true gem, boasting a fully rented upper and lower level with private & separate entrances, making it a turn-key income generator. With a total of 6 bedrooms (3 up + 3 down), separate laundry facilities on each floor, and the convenience of a double attached garage, this home is designed for both functionality and comfort.

One of the standout features of this semi-detached property is its unique layout. Unlike traditional semi-detached homes, this one is only attached by the front garage, ensuring a quiet and enjoyable living experience for you and your family.

Situated on a spacious pie lot, with no neighbors behind, the property offers a serene setting. The location is another major plus, as it is within walking distance to schools, parks, medical facilities, shopping, and all essential amenities.

The main floor welcomes you with 3 bedrooms, a full bathroom with a convenient cheater door, a cozy living room with a gas fireplace, and a well-appointed kitchen with newer appliances. Additionally, the main floor features private laundry and direct access to the double attached garage with a newer



garage door.

The lower level boasts a private back entrance, large windows for ample natural light, 3 bedrooms, a full bathroom, a comfortable living room, a full kitchen, and private laundry facilities. Both upper and lower levels are fully rented with short-term leases in place, and both tenants express a desire to stay long term.

Whether you're a savvy investor seeking a reliable income stream or a home buyer looking for a property with a built-in mortgage helper, this offering is truly outstanding. Don't miss the chance to own a property that combines financial potential with the comfort of a well-designed family home. Act now to seize this amazing opportunity!

Built in 2001

Essential Information

MLS® #	A2095982
Price	\$447,500
Sold Price	\$450,000
Bedrooms	6
Bathrooms	2.00
Full Baths	2
Square Footage	978
Acres	0.12
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	75 Canoe Close Sw
Subdivision	Canals

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N4

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Pantry, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite



Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Pie Shaped Lot, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	December 1st, 2023
Date Sold	December 4th, 2023
Days on Market	3
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	2% REALTY
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.