

\$478,000 - 116 Canals Circle Sw, Airdrie

MLS® #A2124804

\$478,000

3 Bedroom, 3.00 Bathroom, 1,595 sqft

Residential on 0.06 Acres

Canals, Airdrie, Alberta

Welcome Home! Your impressive semi-detached home awaits. A bright and spacious townhome with no condo fees. Your upper level features three bedrooms and a bonus area which is a peaceful oasis for rest and relaxation. The primary bedroom is well designed with a walk-in closet and a four piece ensuite. Additionally, there is a four piece bathroom on the upper level. Relax in the bonus room with a natural gas fireplace and a wood mantle. Enjoy life on your open concept main level with a highly functional kitchen, dining area, living area, powder room, laundry room and office. The spacious office has newly installed carpet in 2024. Completing laundry is convenient with the main level full size Samsung washer and dryer. The lower level is partially developed and features upgraded technology including Cat5e wiring. Your single attached garage is very convenient and there is a second parking spot on your driveway. The backyard features a large deck and is fenced. The Canals is a family orientated and friendly prestigious community within Airdrie. Features of this neighbourhood include a canal running through the area for scenic walks and watercraft adventures including canoeing and rafting during Summer months. An exceptional location close to schools, parks, walking paths, dog parks, grocery shopping, restaurants and health care professionals including two dentists and four doctors. Furniture is negotiable. Call today to view your next home!



Built in 2007

Essential Information

MLS® #	A2124804
Price	\$478,000
Sold Price	\$482,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,595
Acres	0.06
Year Built	2007
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	116 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3E9

Amenities

Parking Spaces	2
Parking	Front Drive, Single Garage Attached

Interior

Interior Features	No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings
Heating	ENERGY STAR Qualified Equipment, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle

Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Lawn, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 10th, 2024
Date Sold	May 16th, 2024
Days on Market	6
Zoning	R2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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