

\$459,000 - 15, 102 Canoe Square Sw, Airdrie

MLS® #A2128287

\$459,000

3 Bedroom, 3.00 Bathroom, 1,348 sqft

Residential on 0.06 Acres

Canals, Airdrie, Alberta

Welcome to Morningside Landing in the heart of Airdrie! Complete with 3 bedrooms above grade and a professionally developed living area on the lower level, this awesome space has plenty of room for the growing and extended family. A private side entrance introduces you to an open concept main floor plan. Kitchen includes loads of cupboard space and stainless steel appliances (new stove) and an attached island which overlooks the dining and living room areas. Enjoy cozy nights watching the big screen curled up in front of the fireplace. Completing the main floor are a 2 piece bathroom and back patio area for a summer BBQ. Upper level boasts 3 bedrooms and a bonus room for the home office. Spacious primary bedroom has built-ins and a cheater ensuite. Stunning fully developed lower level is a perfect place for extended family. Vinyl plank flooring dominates this open area including cabinets, a sink, stainless steel refrigerator, and washer/dryer combination. Beautiful full bathroom, a moveable closet, and pot lights with dimmer switches are icing on the cake. Permits were acquired giving you a piece of mind that all was completed professionally and with care. Double attached front garage with access from the interior. Located on a local traffic and safe circle, this would be a great spot for the family. Walking distance to grocery stores, coffee shops, and restaurants.



Built in 2002

Essential Information

MLS® #	A2128287
Price	\$459,000
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,348
Acres	0.06
Year Built	2002
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	15, 102 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z1

Amenities

Amenities	None
Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, No Smoking Home, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 30th, 2024
Date Sold	June 19th, 2024
Days on Market	20
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.