

# \$499,900 - 56 Canoe Square Sw, Airdrie

MLS® #A2190679

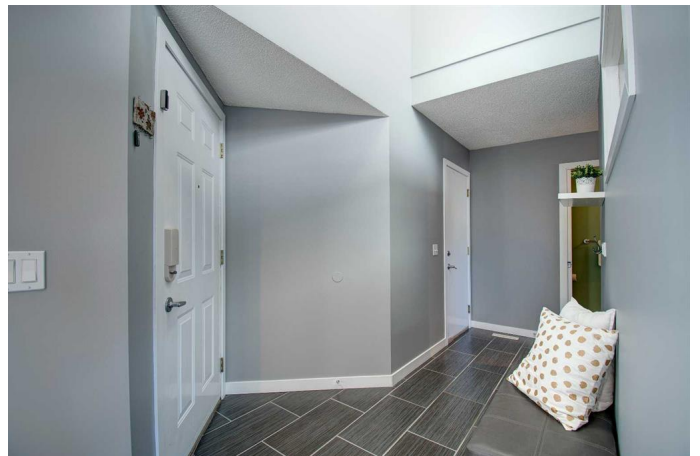
## \$499,900

4 Bedroom, 2.00 Bathroom, 1,334 sqft

Residential on 0.11 Acres

Canals, Airdrie, Alberta

Opportunity knocks! Come view this fantastic property in the community of The Canals! This two-storey home (only attached at the garage) offers 1,900+/- of developed living space and is situated in a HUGE fully fenced lot! Upon entering you are greeted by a good-sized foyer that leads to the open concept living and dining room areas that are feature large windows allowing lots of natural light! The kitchen is a great size and has lots of cabinet space, stainless steel appliances, and two pantryâ€™s for added storage. Down the hall is the powder room and access to the DOUBLE ATTACHED GARAGE. The upper level leads you to a 4 pce bathroom and three great sized bedrooms, one of which is the primary retreat that offers a walk-in closet. The lower level is fully developed with large recreation space and a GIANT fourth bedroom that could double as a guest bedroom and office it is so big! There is also storage/mechanical room that shares space with the laundry(Note HWT 2022) . The back yard offers HUGE deck, trampoline area (this stays, year 2018) and a greenhouse in the corner! Located on a quiet street but still close to all amenities including Sobeys, restaurants/pubs, convenience store and both elementary and middle school all of which are within walking distance you will not find a better location for your family. This property will not last at this price point call today to book your viewing!



Built in 2001

## Essential Information

MLS® #	A2190679
Price	\$499,900
Sold Price	\$490,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,334
Acres	0.11
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Sold

## Community Information

Address	56 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N5

## Amenities

Parking Spaces	2
Parking	Double Garage Attached

## Interior

Interior Features	No Animal Home, Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Electric Stove, Refrigerator, Garage Control(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	January 31st, 2025
Date Sold	February 24th, 2025
Days on Market	24
Zoning	R2
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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