

# \$499,900 - 71 Canoe Close Sw, Airdrie

MLS® #A2226049

**\$499,900**

4 Bedroom, 2.00 Bathroom, 1,037 sqft

Residential on 0.08 Acres

Canals, Airdrie, Alberta

\*\*\* OPEN HOUSE June 14th & June 15th  
SATURDAY & SUNDAY - 12 - 3 pm \*\*\* LOTS  
OF UPGRADES - SEPARATE ENTRANCE -  
NO CONDO FEES \*\*\* Welcome to this rare  
semi-detached gem in the heart of  
Canals offering a massive double attached  
garage (complete with a 220V plug), 4  
bedrooms, 2 full bathrooms, and no condo  
fees. Unlike many semi-detached homes, this  
one comes with a private backyard, beautifully  
landscaped for relaxing evenings or summer  
BBQs. Inside, the main floor showcases a  
stunning silgranite sink, all-NEW stainless  
steel appliances, and a high-end custom  
pantry/coffee station with upgraded cabinets.  
The kitchen sink has new plumbing, and the  
upstairs bathroom has been refreshed with  
modern plumbing fixtures. Throughout the  
home, enjoy the warmth of new light fixtures  
and a very well taken care of home  
Downstairs, the fully developed basement has  
been extensively renovated featuring a  
large fourth bedroom, full bathroom, a versatile  
den, and NEW LAUNDRY MACHINES.  
Everything has been freshly painted and  
updated with new carpet for a clean,  
move-in-ready feel. Located in the highly  
desirable Canals community, you're just steps  
from beautiful walking paths, close to 8 Street,  
Chinook Winds Park, downtown Airdrie, and  
convenient shopping. This home offers  
unbeatable value with thoughtful upgrades, a  
separate entrance, and the kind of garage  
space usually reserved for detached homes.



Call your favorite Realtor and book your showing today

Built in 2001

### Essential Information

MLS® #	A2226049
Price	\$499,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,037
Acres	0.08
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

### Community Information

Address	71 Canoe Close Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N4

### Amenities

Parking Spaces	4
Parking	220 Volt Wiring, Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Laminate Counters, Pantry, Separate Entrance, Skylight(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	17
Zoning	R2

## Listing Details

Listing Office	Real Broker
----------------	-------------

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