



GRASSROOTS
REALTY GROUP

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31, 156 Canoe Drive SW
Airdrie, Alberta

MLS # A2323678



\$369,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: n/a

Welcome to #31, 156 Canoe Drive SW in the highly sought-after community of Canals in Airdrie! This well-maintained 3-bedroom, 1.5-bathroom townhouse offers an excellent opportunity for first-time home buyers, investors, or anyone looking for affordable, low-maintenance living in a fantastic location. Step inside to discover a bright and functional layout designed for everyday living. The spacious main floor features a comfortable living area, convenient powder room, and a well-appointed kitchen with ample cabinetry and workspace. Upstairs, you'll find three generous bedrooms and a full bathroom, providing plenty of room for families, roommates, or home office needs. The fully developed basement adds valuable extra living space, perfect for a recreation room, home gym, office, or media area. An attached garage offers secure parking and additional storage, making year-round living even more convenient. Located close to schools, parks, pathways, shopping, and major commuting routes, this home combines comfort, convenience, and value. Whether you're looking to enter the market, expand your investment portfolio, or downsize without compromise, this move-in-ready property is one you won't want to miss! Some photos virtually staged.