

# \$474,900 - 32 Canoe Square Sw, Airdrie

MLS® #A2201205

**\$474,900**

3 Bedroom, 2.00 Bathroom, 1,347 sqft  
Residential on 0.08 Acres

Canals, Airdrie, Alberta

Welcome to this well-maintained 2002 corner duplex located in the desirable Canals neighborhood of Airdrie. This home offers both comfort and modern upgrades, making it an ideal choice for new homeowners. The roof was replaced in 2022, ensuring you have a solid and reliable exterior for years to come. Inside, you'll find a kitchen featuring BRAND NEW Appliances including a dishwasher, electric stove, and refrigerator—perfect for anyone who enjoys cooking and entertaining. The spacious layout also boasts new flooring and fresh carpeting throughout, adding a clean, updated look to every room. The home is designed with year-round comfort in mind, featuring a recently installed air conditioner and furnace. The new owners will take over the monthly lease for both systems, ensuring continued climate control at a manageable cost. Additionally, the baseboard on the upper level will be completed and installed by the end of the week, adding that final touch to the interior. In terms of outdoor space, this duplex offers a generous yard, providing plenty of room for relaxation, gardening, or outdoor activities. A well-maintained shed is included in the backyard, providing extra storage space for tools, bikes, or other belongings. This home is an excellent opportunity for those looking for a turn-key property with modern upgrades, a private yard, and a convenient location. NEW roof, new paint, new flooring, new air-conditioner and a new furnace. A property good to go for years without any major repairs.



Built in 2002

### Essential Information

MLS® #	A2201205
Price	\$474,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,347
Acres	0.08
Year Built	2002
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	32 Canoe Square Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2N5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Pantry, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Central
Cooling	Central Air
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Garden, Other, Private Yard
Lot Description	Corner Lot, Lawn, Private, See Remarks
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	1
Zoning	R2

### **Listing Details**

Listing Office	eXp Realty
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