

\$549,900 - 247 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2210320

\$549,900

4 Bedroom, 3.00 Bathroom, 1,407 sqft

Residential on 0.05 Acres

Chinook Gate, Airdrie, Alberta

***OPEN HOUSE Sunday, July 13th 2:00pm -

4:00pm *** SEMI DETACHED WITH

BASEMENT ILLEGAL SUITE| SIDE

ENTRANCE | Welcome to this modern

2-storey semi-detached home featuring over

2000sqft of developed space including a

basement with separate entrance. It offers 4

bedrooms, 3.5 bathrooms. Opportunity to Live

up/rent down or perfect for a larger family.

The spacious main floor features an open

concept and is full of NATURAL light from the

oversized windows, complete with a fireplace

to cozy up on those cold nights. The modern

kitchen is equipped with stainless steel

appliances, a central island, quartz

countertops, and a walk thru pantry. A half

bath to complete the main floor.

Upstairs, youâ€™ll find a bright and cozy

primary bedroom with a 4piece ensuite and

large walk-in closet. Two additional good-sized

bedrooms and an upstairs laundry and a full

bathroom.

The basement illegal suite has a SEPERATE

side ENTRANCE, spacious living/dining area,

full kitchen, specious bedroom with a walk-in

closet. A full bathroom, plenty of storage and

own separate laundry. Great LOCATION,

across from future school, close parks, schools

and to all amenities. Easy access to major

routes: just 20 minutes to the airport, 10

minutes to Deerfoot Trail, and 15 minutes to

North Calgary

Built in 2023



Essential Information

MLS® #	A2210320
Price	\$549,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,407
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 2 Storey
Status	Active

Community Information

Address	247 Chinook Gate Boulevard Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5J4

Amenities

Parking Spaces	2
Parking	Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Microwave Hood Fan, Washer/Dryer
Heating	Natural Gas, Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	120
Zoning	R2

Listing Details

Listing Office	Comox Realty
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