

# \$524,900 - 43 Canoe Square Sw, Airdrie

MLS® #A2260634

**\$524,900**

4 Bedroom, 3.00 Bathroom, 1,329 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully upgraded 3+1 bedroom, 2.5 bathroom home, offering the perfect blend of comfort, style, and functionality. Situated in a highly sought-after neighborhood, this property is ideal for families and anyone seeking a move-in-ready home close to all amenities.

Step inside to find a bright, open-concept main floor featuring upgraded flooring, a modern kitchen with quality finishes, and spacious living and dining areas—perfect for both family living and entertaining. Upstairs, you’ll find three generous bedrooms, including a primary suite with a huge walk-in closet and loads of natural light.

The fully developed lower level adds even more living space with a versatile fourth bedroom, full bathroom, and a dedicated yoga room—a unique bonus for wellness enthusiasts.

Outside, enjoy your own private oasis with a beautifully landscaped yard designed for relaxation and outdoor gatherings, large garden shed, huge composite deck and LOW MAINTENANCE LANDSCAPING. The property also includes a double attached garage for convenience and extra storage.

Located just minutes from schools, parks, shopping, and walking trails, this home combines modern upgrades with an



unbeatable location.

? Key Features:

3+1 bedrooms, 2.5 bathrooms

Upgraded flooring, kitchen, and finishes throughout

Fully developed basement with Fourth bedroom, full bathroom and a yoga room

Double attached garage

Beautifully landscaped, private yard

Close to schools, parks, shopping, and more

This home truly has it all—don’t miss your chance to make it yours!

Built in 2001

**Essential Information**

MLS® #	A2260634
Price	\$524,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,329
Acres	0.09
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	43 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	Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	None
Lot Description	Landscaped, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 28th, 2025
Zoning	R2

### Listing Details

Listing Office	Century 21 Masters
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