

# \$670,000 - 165 Canals Circle Sw, Airdrie

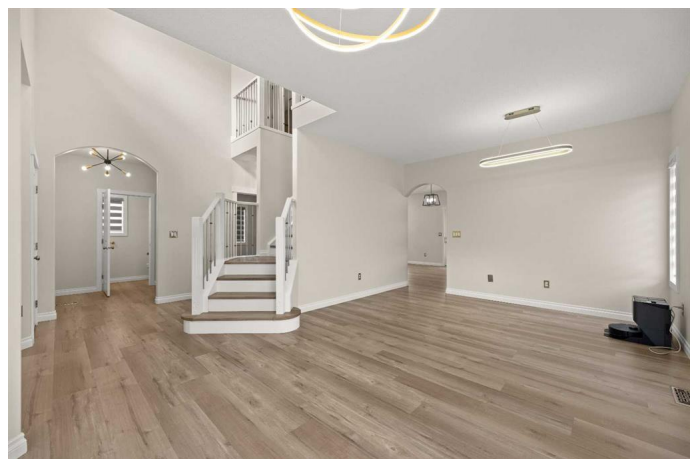
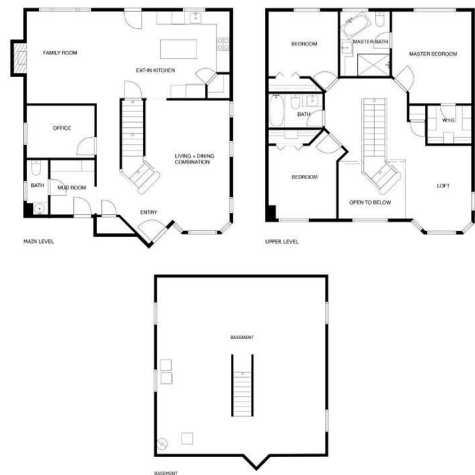
MLS® #A2246541

**\$670,000**

3 Bedroom, 3.00 Bathroom, 2,062 sqft  
Residential on 0.11 Acres

Canals, Airdrie, Alberta

PRICE REDUCED !!! BEAUTIFULLY UPGRADED FROM CORNER TO CORNER....WALK IN AND SAY WOW !! This ready to move into home has been fully updated with high quality components in the last few years, with NEW.....kitchen and bathrooms, luxury vinyl plank flooring on the main and bathrooms, and carpeting on the second level, fireplace, water heater, fixtures, paint...and more ! The large kitchen offers a corner pantry with wood shelving, a farmer sink, good quality appliances and a large island. The travertine rock gas fireplace in the main floor family room is a stunning addition to this open living area. The owner's suite boasts an ensuite with a large shower as well as a soaker tub, and a walk in closet with organizer shelving. A large mudroom entrance area at the entrance to the garage has plenty of room for all the family's boots and coats. A large back yard with a good sized deck and ground level patio are offers lots of space for outdoor enjoyment with family and friends. This is a great opportunity for you to call this READY TO MOVE INTO home in the highly desirable Canals neighborhood your "HOME SWEET HOME"!



Built in 2007

## Essential Information

MLS® #	A2246541
Price	\$670,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,062
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	165 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3E8

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, See Remarks
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Corner Lot, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	72
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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