

# **\$629,900 - 62 Canals Circle Sw, Airdrie**

MLS® #A2186711

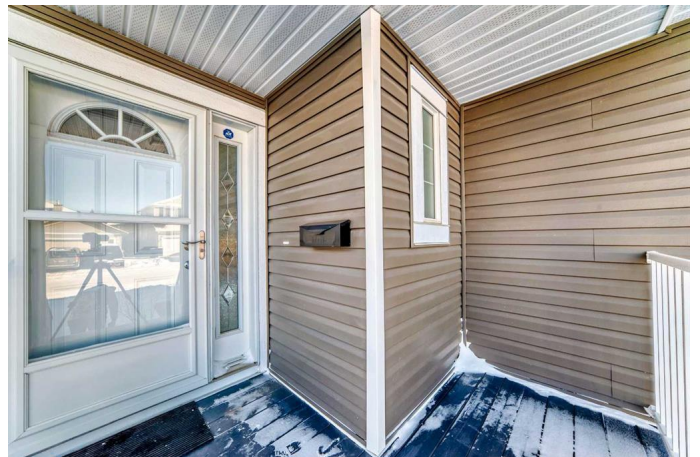
**\$629,900**

4 Bedroom, 4.00 Bathroom, 1,739 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

THE CANALS. 2 STOREY, 3BDRMS, 2.5 BATH, BONUS ROOM UP, WALKOUT ILLEGAL BASEMENT SUITE, RENOVATED WITH PAVED EXTRA PARKING BESIDE THE HOUSE. Look no further for your family home. This is the most amazing area in SW Airdrie, 20 minutes from Calgary, and an easy commute to Calgary. Move-in Ready: This home has undergone many renovations. New paint, new blinds, updated kitchen, SS appliances with large double-door refrigerator. Walk-in Pantry, kitchen island, huge big windows with plenty of natural light. There's laundry on the main floor for the upper floor's use, hardwood and tile floors, and a cozy gas fireplace in the living room with a ceiling fan. Walk out to the large deck with stairs down to the fenced backyard below and enjoy summer bbq's. It'll fit a couch and table set. Upstairs, there's a huge bonus room with a Vaulted ceiling and a primary bdrm that's large enough for your king-size furniture. Walk-in closet and 4-piece ensuite. Finishing off the upstairs are 2 more good-sized bedrooms and a 4-piece bath with a cheater ensuite to one of the bedrooms with a walk-in closet. Down is an ILLEGAL 1 BDRM SUITE, WALK OUT BASEMENT WITH SEPARATE ENTRANCE. This suite is super clean and renovated with luxury vinyl plank flooring, galley kitchen with shaker cabinets, and a window. The bdrm is ex-large with 2 large windows, and the living room is bright with natural light and a sliding glass door out to the patio. There's a laundry



and extra separate hot water tank for this illegal suite and storage. The siding, eaves and roof were all redone in 2016. This is an amazing neighborhood with walking paths, shopping and schools close by, and the Canals. Don't miss this affordable opportunity to own in this sought after community.

Built in 2005

### **Essential Information**

MLS® #	A2186711
Price	\$629,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,739
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	62 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B0S6

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Driveway, Paved
# of Garages	2

### **Interior**

Interior Features	No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Ceiling Fan(s), Closet Organizers, Kitchen Island, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Full, Finished, Suite, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, Other
Lot Description	Back Yard, Rectangular Lot, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 12th, 2025
Days on Market	79
Zoning	R2

## Listing Details

Listing Office	One Percent Realty
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