

\$539,900 - 214 Canals Boulevard Sw, Airdrie

MLS® #A2267485

\$539,900

4 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

***** OPEN HOUSE SATURDAY NOVEMBER 15TH: 1:00 PM - 4:00 PM ***** Experience the charm of this 2,640 square foot home in Airdrie's Canals by CHECKING OUT THE 3-D TOUR! This well-maintained bi-level home features a family-friendly layout, vaulted ceilings, hardwood floors, and a finished basement. When you first walk into the home, you'll notice a large front entry with tile floors, and a spacious living room with a gas fireplace and enough room to seat the whole family. Up the stairs, you'll find a cozy reading nook that could also be used as a formal dining room, or home office. The kitchen offers style and function with its classic white cabinets and functional working triangle. You'll also find an abundance of natural light, a dining nook, and a patio door leading onto your private back deck. The upper level is where you'll also find three nicely sized bedrooms and one large 4-piece bathroom. The primary suite feels like a true sanctuary with the calming paint colours, skylight, and 3-piece ensuite (complete with a stand-alone shower and skylight). The lower level is built for entertaining with a huge flex room that features architectural coffered ceilings, new carpeting, built-in surround sound speakers, and a gas fireplace. You'll also find a fourth substantial bedroom, a massive storage room, a large laundry room, and a 3-piece bathroom, adding to the charm of this stunning home. Practicality meets convenience with an insulated double attached garage and a nicely



sized yard featuring an underground sprinkler system. Conveniently located near schools, playgrounds, walking paths, and parks. With fantastic access to routes in and out of the city, your commute just got easier. This is a rare opportunity to own a beautifully maintained home in an exceptional location. Be sure to CHECK OUT THE 3-D Tour. Don't wait - book your private showing today!

Built in 1998

Essential Information

MLS® #	A2267485
Price	\$539,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,336
Acres	0.12
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	214 Canals Boulevard Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L8

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Faces Front, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), High Ceilings, Open Floorplan, Storage, Skylight(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2025
Days on Market	14
Zoning	R1

Listing Details

Listing Office	CIR Realty
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