

**69 Canals Circle SW**  
**Airdrie, Alberta**

**MLS # A2297748**



**\$549,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,406 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Open Floorplan		

**Inclusions:** TV Mount(s), small green house

Open House! Friday, April 10 from 5 - 7 pm! Hello, Gorgeous! Welcome to 69 Canals Circle SW in Airdrie; a beautifully maintained and thoughtfully updated bungalow backing directly onto a scenic walking path in the highly sought-after Canals community. Offering approximately 1,406 sq ft of bright, open-concept living space, this 3-bedroom, 2-bathroom home is ideal for first-time buyers, downsizers, or investors looking for a move-in-ready opportunity. The main floor features a spacious living room with a cozy gas fireplace and large windows that fill the space with natural light. The functional kitchen offers ample storage, updated appliances, and a convenient layout that flows seamlessly into the sunny dining area with direct access to the rear deck; perfect for everyday living and entertaining. A flexible front bedroom provides the option for a home office or guest space, while the primary bedroom includes a walk-in closet and private ensuite. This home has been extensively updated with key mechanical improvements, including a newer furnace and hot water tank (approximately 2 years old), along with updated appliances, fixtures, toilets, and faucets. Additional upgrades include fresh interior and exterior paint, a new fiberglass front door with decorative glass, new screen doors, and smart home features such as a Google Nest thermostat, smart plugs, and a motion-sensor kitchen faucet. The fully fenced backyard offers a private outdoor retreat backing onto the pathway system, complete with a rear deck, garden areas, greenhouse, and established strawberry, raspberry, and asparagus plantings. The unfinished basement provides over 1,300 sqft of future development potential to suit your needs. Located just steps from parks, playgrounds, canals, and walking paths, with shopping and groceries conveniently across the street, this home offers a perfect balance of

lifestyle and location.