

# \$449,999 - 102 Chinook Gate Boulevard Sw, Airdrie

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MLS® #A2213673

**\$449,999**

3 Bedroom, 3.00 Bathroom, 1,483 sqft

Residential on 0.05 Acres

Chinook Gate, Airdrie, Alberta

RARE corner unit townhome in Chinook Gate Airdrie, offering over 1600 sq. ft. of total living space., features 3 bedrooms and 2.5 baths, providing ample space for comfortable living. Upon entry, a versatile room awaitsâ€”ideal for a spacious home office or gym. The bright and welcoming living room is enhanced by large windows that fill the space with natural light. Nearby, a convenient powder bath leads to the modern kitchen, complete with sleek quartz countertops and an open dining area.

Upstairs, the primary suite offers a tranquil retreat with a 4-piece ensuite, complemented by two additional bedrooms and another stylish 4-piece bath.

The lower level is partially developed, featuring a finished recreation roomâ€”perfect for entertainment or relaxation. The laundry area is also located in the basement, along with plenty of storage space and room for future development.

Outside, the backyard is fully completed with lush grass, providing a great space for outdoor enjoyment. Two dedicated parking stalls sit directly behind the unit, accessible via a fully paved alley.

Located just minutes from Chinook Winds Regional Park, you'll enjoy over 55 acres of developed parkland, including 2 km of paved pathways, ball diamonds, beach volleyball,



playgrounds, a skateboard and spray park, and multi-use courtsâ€”offering endless outdoor activities for the whole family. Don't miss out on this opportunity, Book a private viewing with your favorite Realtor today!

Built in 2022

### Essential Information

MLS® #	A2213673
Price	\$449,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,483
Acres	0.05
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	102 Chinook Gate Boulevard Sw
Subdivision	Chinook Gate
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B5J1

### Amenities

Amenities	None
Parking Spaces	2
Parking	Parking Pad, See Remarks

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Oven, Electric Stove, Microwave, See

	Remarks, Washer/Dryer, Win
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished

## Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 21st, 2025
Days on Market	22
Zoning	M2
HOA Fees	105
HOA Fees Freq.	ANN

## Listing Details

Listing Office	eXp Realty
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