

# \$459,888 - 102 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2213673

**\$459,888**

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          | \$459,888     |
| 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 | 17               |
| Zoning         | M2               |
| HOA Fees       | 105              |
| HOA Fees Freq. | ANN              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

