

# \$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 awaits—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 room—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  
Zoning M2  
HOA Fees 105  
HOA Fees Freq. ANN

### Listing Details

Listing Office eXp Realty

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