

# \$398,000 - 106 Chinook Gate Boulevard Sw, Airdrie

MLS® #A2229168

**\$398,000**

2 Bedroom, 3.00 Bathroom, 1,321 sqft

Residential on 0.03 Acres

Chinook Gate, Airdrie, Alberta

Enjoy maintenance-free living in this beautifully designed, light-filled townhome featuring a functional dual primary suite layout and sleek modern finishes throughout. From the moment you step inside, you're greeted by a spacious front denâ€”perfect as a dedicated home office, study, or welcoming entry space. The main living area is bright and inviting, with wide-plank flooring and extra pot lights that create a warm ambiance day or night. The contemporary kitchen is a chefâ€™s dream, showcasing stainless steel appliances, full-height cabinetry, a pantry, classic subway tile backsplash, and a window over the sink with views of your private backyard. Enjoy meals in the adjacent dining room, where sliding glass doors lead to your fully fenced and landscaped yardâ€”ideal for pets, kids, or a little outdoor retreat. Two designated parking stalls are conveniently located just steps from the back entrance. A stylish powder room completes the main level. Upstairs, youâ€™ll find two spacious primary bedrooms, each with its own ensuiteâ€”perfect for roommates, guests, or a luxurious private setup. The first primary suite offers dual closets and a 3 piece bathroom with corner glass shower. The second primary bedroom is large and offers a 4-piece ensuite for your ultimate comfort. The unfinished basement provides endless opportunitiesâ€”create a recreation room, gym, or additional living space to suit your lifestyle. Located in a vibrant and friendly community close to schools, parks, and amenities, with



Chinook Winds Regional Park just minutes away. Enjoy over 2km of paved pathways, playgrounds, a splash park, skate park, sports courts, and moreâ€”just a 5-minute drive or a 20-minute walk! Only 30 minutes to Calgary and 15 minutes to CrossIron Mills, this home combines comfort, convenience, and community in one unbeatable package.

Built in 2022

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2229168      |
| Price          | \$398,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,321         |
| Acres          | 0.03          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                               |
|-------------|-------------------------------|
| Address     | 106 Chinook Gate Boulevard Sw |
| Subdivision | Chinook Gate                  |
| City        | Airdrie                       |
| County      | Airdrie                       |
| Province    | Alberta                       |
| Postal Code | T4B 5J1                       |

**Amenities**

|                |                           |
|----------------|---------------------------|
| Amenities      | None                      |
| Parking Spaces | 2                         |
| Parking        | Alley Access, Parking Pad |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, No Smoking Home, Recessed Lighting, See Remarks, Storage                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance                             |
| Lot Description   | Landscaped, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame              |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 17              |
| Zoning         | M2              |
| HOA Fees       | 105             |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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