

\$434,999 - 292 Canals Crossing Sw, Airdrie

MLS® #A2196218

\$434,999

3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this gorgeous end-unit townhouse. With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot. Moreover, visitor parkings also available in front of unit.

Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests.

Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze.

This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim Hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minutes drive to Calgary and 20 minutes drive to Calgary International Airport. If you're looking for a



stylish and comfortable place to call home, this one is a must-see. Book your private showing today!

Built in 2023

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2196218 |
| Price | \$434,999 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,508 |
| Acres | 0.00 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 292 Canals Crossing Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B4L3 |

Amenities

| | |
|----------------|--------------------------------------|
| Amenities | Trash, Snow Removal, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Parking Pad, Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Kitchen Island, Open Floorplan |
| Appliances | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric Stove |

| | |
|----------|------------|
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Private Entrance |
| Lot Description | Landscaped, Street Lighting, Cleared |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 22nd, 2025 |
| Days on Market | 66 |
| Zoning | R5 |
| HOA Fees Freq. | MON |

Listing Details

| | |
|----------------|------------|
| Listing Office | Prep Ultra |
|----------------|------------|

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