

\$589,000 - 265 Canals Circle Sw, Airdrie

MLS® #A2241794

\$589,000

3 Bedroom, 3.00 Bathroom, 1,737 sqft

Residential on 0.10 Acres

Canals, Airdrie, Alberta

Located in one of Airdrie's most beloved communities of "The Canals" this large Bi-Level is set in a Beautiful location. This custom built 3 bedroom & 2.5 bathroom home offers over 2900 square feet of total living space. It is the perfect family home. Backing on to a gorgeous and scenic greenspace that is great for the kids and walking your dog. The main level is great for entertaining with an open kitchen and huge dining area. The high ceilings and windows flood the main floor with natural light. Settle after a long day in the private living area complete with a cozy gas fireplace. One of the unique features of this home is the primary suite, which is private and isolated from the main level just a few steps up. Enjoy the attached ensuite with large tub, walk in shower and walk in closet. Fully developed basement w/extra 2 piece bath has a completely open design previously used as a dance studio. The flooring is maple hardwood w/ a feature wall with floor to ceiling mirrors. The wide open space awaits your design ideas or can be left as is for the kids to watch tv and play. Enjoy summer nights on the balcony or under the gazebo and enjoy the colourful views. Underground sprinkler system also included. Book your private viewing today!

Built in 2005

Essential Information

MLS® #

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Price	\$589,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,737
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	265 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Granite Counters, No Smoking Home, Pantry, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony
Lot Description	Backs on to Park/Green Space, Gazebo, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 21st, 2025
Days on Market	12
Zoning	R1

Listing Details

Listing Office	eXp Realty
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