

\$399,000 - 372 Canals Crossing Sw, Airdrie

MLS® #A2248071

\$399,000

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Gorgeous Townhome with Direct Canal Views in the Heart of Airdrie! WATERFRONT LIVING- Experience the ideal balance of elegance, comfort, and a serene natural setting in this thoughtfully crafted home.

With its bright, spacious layout and breathtaking canal views, this home is an oasis of modern living. Enjoy the convenience of a single-attached garage and additional visitor parking – perfect for hosting family and friends. Step inside and be welcomed by a BRIGHT and SPACIOUS open-concept main floor, where the gourmet kitchen becomes the heart of your home, offering generous counter space and a perfect layout for cooking and entertaining. The large living room and a sunny dining area provide a seamless flow, perfect for gatherings or cozy evenings. A convenient 2-piece powder room adds functionality to the main level. Upstairs, discover three generously sized bedrooms, including a luxurious PRIMARY SUITE complete with a walk-in closet and a private 4-piece ensuite – your personal sanctuary. Two additional bedrooms and another 4-piece bathroom ensure space and comfort for family members or guests.

The outdoor experience is truly unmatched – step out onto your PRIVATE BALCONY and embrace the calming views of the canal, where tranquil waters and colorful sunsets create a perfect setting for morning coffee or evening relaxation. Whether you're watching the ducks glide by or enjoying a peaceful walk along the



canal trails, this location offers a serene escape from the everyday. Homes like this are rare to find! Whether you’re a first-time buyer, looking for an investment property, or simply craving the lifestyle of living by the water, this townhome offers exceptional value and unparalleled quality of life.

Built in 2024

Essential Information

MLS® #	A2248071
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,417
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	372 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	t4b 4l3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	33
Zoning	R5

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.