

# \$439,900 - 250 Canals Crossing Sw, Airdrie

MLS® #A2223092

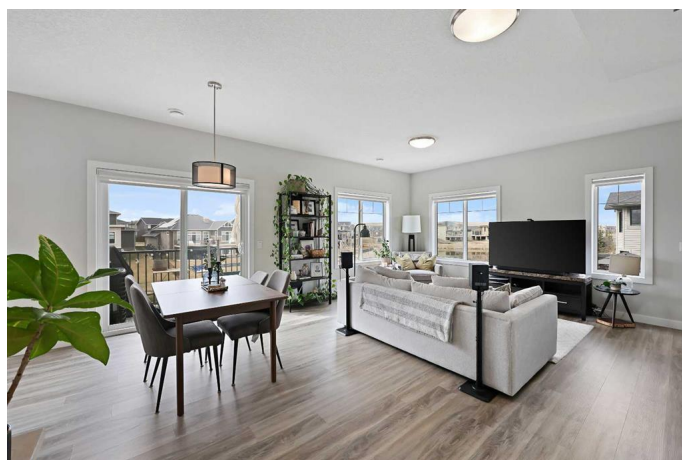
**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,485 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

\*Immediate possession available\* Welcome home to 250 Canals Crossing! With unobstructed views of the canal from the southwest facing balcony and large windows throughout; this is arguably the most desirable unit in the complex. As the end unit of the first building, it feels private from the rest of the complex. The open concept main floor features 9ft ceilings, luxury vinyl plank flooring throughout, modern shaker style cabinets, stainless steel appliances, quartz counters, and a large island with seating. With plenty of space for a dining room table and access to the balcony, you will want to entertain your family and friends. The living room is flooded with natural light from the northwest facing windows. This property is a plant lover's dream! Upstairs you will imagine the serenity of waking up in the primary bedroom overlooking the Canal. The primary bedroom features a 3-piece ensuite upgraded with a walk-in shower and quartz counter. The walk-in closet offers plenty of storage for clothes and enough room for a dresser. There are two additional good-sized bedrooms with views of the Canal. The upper floor laundry makes a daunting task easier. Upstairs is complete with a 4-piece bathroom and a linen closet. A single attached garage with a driveway allows for convenient parking. With central air conditioning you can stay comfortable all year round. The Canals are conveniently located within walking distance to parks, pathways, schools, shopping,



restaurants, and other amenities.

Built in 2022

### Essential Information

MLS® #	A2223092
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,485
Acres	0.00
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	250 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### Amenities

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

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 22nd, 2025
Days on Market	45
Zoning	R5

## Listing Details

Listing Office	Optimum Realty Group
----------------	----------------------

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.