# \$399,900 - 456 Canals Crossing Sw, Airdrie

MLS® #A2223563

## \$399,900

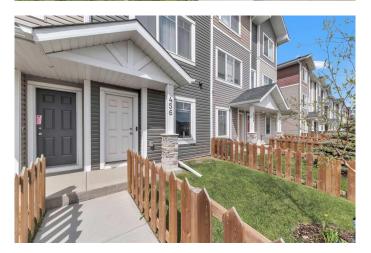
2 Bedroom, 3.00 Bathroom, 1,399 sqft Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully designed 2023 build townhouse in the highly sought-after Canals community in Airdrie. Offering 1,399 sq ft of thoughtfully planned living space across three levels, this home perfectly balances style and functionality. Step into the bright and airy main floor, where 9' ceilings and an open-concept layout are complemented by an abundance of natural light. The modern kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, soft-close cabinetry, and a large central islandâ€"ideal for entertaining or casual family meals. Upstairs, you'II find two spacious bedrooms, each with its own 4-piece ensuite and ample closet space, offering privacy and comfort. A versatile den and a convenient half bath are located on the entry level, adjacent to the attached garage with a full drivewayâ€"perfect for guests or a home office setup. Located just steps from shops, grocery stores, and scenic walking trails along the canals, this home offers the perfect mix of convenience and charm. Don't miss the virtual tour â€" your next home is waiting!







Built in 2023

#### **Essential Information**

MLS® # A2223563 Price \$399,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,399

Acres 0.00

Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey

Status Active

## **Community Information**

Address 456 Canals Crossing Sw

Subdivision Canals

City Airdrie

County Airdrie

Province Alberta

Postal Code T4B 4L3

#### **Amenities**

Amenities Playground, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Front Yard, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed May 22nd, 2025

Days on Market 44
Zoning R5

# **Listing Details**

Listing Office Real Estate Professionals Inc.

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.