

\$369,900 - 604 Canals Crossing Sw, Airdrie

MLS® #A2265598

\$369,900

2 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Discover modern living in this beautifully maintained 2 bedroom, 2.5 bathroom stacked townhouse in Airdrie's sought-after Canals community. With 1,082 sq. ft. of thoughtfully designed space, this home offers an open-concept main floor with durable vinyl plank flooring, a bright living area, and a sleek, contemporary kitchen perfect for everyday living and entertaining. A convenient mudroom off the entrance leads to the attached garage, while a main floor powder room adds guest-friendly functionality. Upstairs, enjoy cozy carpeting, upper-level laundry, and two spacious bedrooms, including a private primary suite with a walk-in closet and 4-piece ensuite. A second full bathroom provides added convenience, and the undeveloped basement offers endless potential for a home office, gym, or extra storage. Perfectly located along 8th Street SW, you're just minutes from shopping, dining, schools, parks, and scenic walking paths along the canals. Whether you're a first-time buyer, downsizer, or simply looking for low-maintenance living in a vibrant neighbourhood, this move-in-ready home is full of comfort, style, and everyday convenience.

Built in 2023

Essential Information

MLS® # A2265598

Price \$369,900



Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,082
Acres	0.03
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	604 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L4

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home
Appliances	Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Electric Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Partially Finished, Unfinished

Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle

Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2025
Days on Market	1
Zoning	R5

Listing Details

Listing Office	Real Broker
----------------	-------------

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.