

# \$399,999 - 546 Canals Crossing Sw, Airdrie

MLS® #A2194716

**\$399,999**

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Modern Townhome in The Canals â€“  
Airdrieâ€™s Most Sought-After Neighborhood

?? Location: The Canals, Airdrie

?? Bedrooms: 2 + Den

?? Bathrooms: 2.5

?? Parking: [Garage/Driveway]

?? Property Highlights:

? Spacious Open-Concept Living â€“ Massive windows, soaring 9â€™ ceilings, and abundant natural light

? Gourmet Kitchen â€“ Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Islandâ€”perfect for casual dining and entertaining

? Private Balcony â€“ Enjoy sunny days with outdoor relaxation just off the kitchen

? Primary Suite Retreat â€“ Large bedroom with ensuite featuring modern granite counters

? Additional Bedroom & Full Bath â€“ Spacious second bedroom with a full bathroom across the hall

? Convenient Laundry â€“ Full-size washer & dryer on the third floor

? Versatile Main Floor Den â€“ Ideal for a home office, gym, or additional living space

?? Prime Location:

?? Situated in the heart of Airdrie, this home is steps away from:

? Coffee Shops | ?? Grocery Stores | ??

Scenic Canal-Side Trails

?? Donâ€™t Miss This Opportunity! This



townhome offers modern elegance and unbeatable convenience.

Built in 2020

### Essential Information

MLS® #	A2194716
Price	\$399,999
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,371
Acres	0.00
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	546 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, Kitchen Island, No Smoking Home, Open Floorplan, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Window Coverings, Convection Oven, Washer/Dryer

Heating	Forced Air
Cooling	None
Basement	None

**Exterior**

Exterior Features	Private Entrance
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

**Additional Information**

Date Listed	February 14th, 2025
Days on Market	80
Zoning	R5

**Listing Details**

Listing Office	Grassroots Realty Group
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