

\$400,000 - 460 Canals Crossing Sw, Airdrie

MLS® #A2207175

\$400,000

3 Bedroom, 3.00 Bathroom, 1,429 sqft
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Stunning 3-Bedroom End Unit Townhome in Canals Crossing – Move-In Ready! Welcome to 460 Canals Crossing SW, a beautifully maintained end-unit townhome in the sought-after Canals community of Airdrie! This move-in-ready 3-bedroom, 2.5-bathroom home offers the perfect blend of style, comfort, and convenience. Step inside to find a bright, open-concept living space with modern finishes and plenty of natural light. The spacious kitchen features sleek countertops, stainless steel appliances, and ample cabinetry—perfect for cooking and entertaining. The adjacent dining and living areas create a welcoming space for gatherings. Upstairs, the primary suite is a private retreat with a large closet and a full ensuite bathroom. Two additional well-sized bedrooms and a second full bathroom provide plenty of space for family, guests, or a home office. A convenient upper-level laundry adds to the home’s functionality. As an end unit, this home offers extra privacy, more windows for added light, and a larger outdoor space. Enjoy low-maintenance living with modern comforts, all while being close to parks, walking trails, shopping, and top-rated schools. Don’t miss your chance to own this exceptional townhome in one of Airdrie’s most desirable neighborhoods! Contact us today to book your private showing.

Built in 2023



Essential Information

| | |
|----------------|---------------|
| MLS® # | A2207175 |
| Price | \$400,000 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,429 |
| Acres | 0.03 |
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 460 Canals Crossing Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B4L3 |

Amenities

| | |
|----------------|------------------------|
| Amenities | Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage |
| Appliances | Dishwasher, Garage Control(s), Microwave, Oven, Refrigerator, Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------|
| Exterior Features | Balcony, Private Yard |
| Lot Description | Front Yard, Lawn |
| Roof | Asphalt Shingle |
| Construction | Concrete, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 3rd, 2025 |
| Days on Market | 13 |
| Zoning | RS |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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