

# \$799,900 - 30 Canals Circle Sw, Airdrie

MLS® #A2225284

**\$799,900**

8 Bedroom, 4.00 Bathroom, 2,365 sqft

Residential on 0.13 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully maintained 2-storey home with a triple-car garage and total parking for 6 vehicles, located in the sought-after community of Canals in Airdrie. This open-to-below floor plan features large windows, hardwood and tile flooring, a spacious kitchen, and a cozy living area with a gas fireplace. A main floor bedroom with a full bathroom adds convenience and flexibility. Step out from the dining area to a large, private landscaped backyard with a good-sized deck – perfect for outdoor living.

Upstairs offers 4 bedrooms and 2 full bathrooms, including a primary suite with a 4pc ensuite. The fully developed basement features an illegal suite with 3 bedrooms, a 4pc bath, full kitchen, separate laundry, and a private entrance – ideal for extended family or rental potential.

Located close to schools, shopping, parks, and all amenities. With room for 6 vehicles, this home offers both space and functionality. Don't miss out on this incredible opportunity in the family-friendly Canals community!

Built in 2005

## Essential Information

MLS® # A2225284

Price \$799,900



Bedrooms	8
Bathrooms	4.00
Full Baths	4
Square Footage	2,365
Acres	0.13
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z7

### **Amenities**

Parking Spaces	6
Parking	Double Garage Attached
# of Garages	3

### **Interior**

Interior Features	High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Washer/Dryer, Gas Water Heater
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt

Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 28th, 2025
Days on Market	9
Zoning	R2

**Listing Details**

Listing Office	RE/MAX iRealty Innovations
----------------	----------------------------

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.