

# \$625,000 - 89 Canals Circle Sw, Airdrie

MLS® #A2225816

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

Welcome to The Canals â€” one of Airdrieâ€™s most sought-after communities! This beautiful 2-storey home is ideally situated, backing onto a serene green space with a picturesque waterfall view. Offering space, style, and room to grow, this property is sure to impress.

Step inside to find vinyl plank flooring and an updated kitchen featuring a central island and a convenient walk-through pantryâ€”perfect for families who need extra storage. The open-concept main floor includes a cozy living room with a gas fireplace, bright oversized windows, and a sunny dining area that opens onto a spacious backyard deckâ€”ideal for entertaining.

Upstairs, the expansive primary suite boasts a large walk-in closet and a luxurious ensuite with a corner soaker tub, separate shower, and double vanity. Two additional bedrooms offer generous closet space and share a full 4-piece bathroom.

Downstairs, the walk-up basement with a separate entrance includes a finished office space and awaits your personal touch for future development. This basement is bright and has great storage space. The oversized double attached garage provides plenty of room for vehicles and storage. All of this in a perfect locationâ€”close to schools, shopping, restaurants, and scenic walking paths.



Donâ€™t miss your chance to call this homeâ€™book your showing today!

Built in 2005

### Essential Information

MLS® #	A2225816
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,773
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	89 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2Z7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Partial, Partially Finished, Walk-Up To Grade

## Exterior

Exterior Features	Garden
Lot Description	Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

## Additional Information

Date Listed	June 10th, 2025
Days on Market	12
Zoning	R2

## Listing Details

Listing Office	RE/MAX First
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