

\$459,900 - 394 Canals Crossing Sw, Airdrie

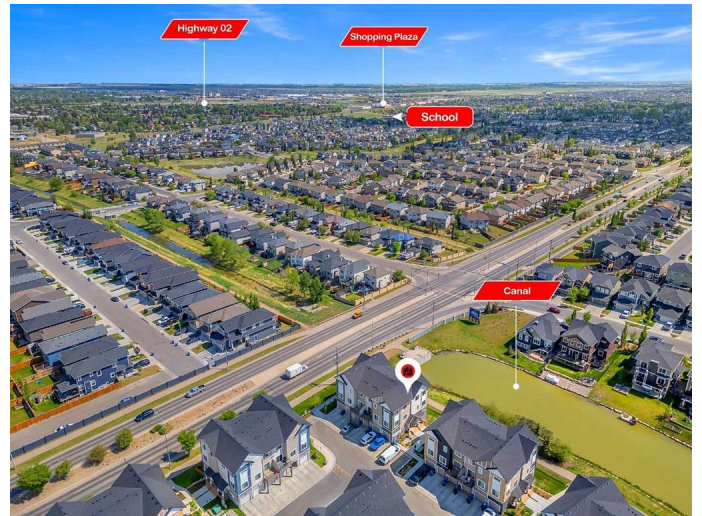
MLS® #A2228341

\$459,900

3 Bedroom, 2.00 Bathroom, 1,575 sqft
Residential on 0.00 Acres

Canals, Airdrie, Alberta

CORNER UNIT! LOW CONDO FEES!!
BREATHTAKING CANAL VIEWS!! 3 BED -
2.5 BATH!! SEMI-DETACHED HOME WITH
ATTACHED GARAGE & VISITOR PARKING
IN FRONT!! 1500+ SQFT OF LIVING SPACE
IN BEAUTIFUL CANALS! This stunning
3-LEVEL HOME offers space, style and an
unbeatable location with views youâ€™ll fall in
love with! Step inside from the ATTACHED
GARAGE and head up to the bright and open
MAIN FLOOR where you'll find a spacious
kitchen, dining area and living roomâ€™all
flowing together with ease. Large windows fill
the space with natural light, and the deck off
the kitchen offers STUNNING VIEWS OF THE
CANALâ€™your own peaceful retreat with
walking trails just steps away! The kitchen is
loaded with cabinetry and a central island
perfect for prepping, hosting or casual meals.
A 2PC bath completes this level. Head
upstairs to find 3 COMFORTABLE
BEDROOMS and 2 FULL BATHSâ€™including
a PRIMARY SUITE with a WALK-IN CLOSET
and a 4PC ENSUITE! Two more bedrooms
share another full bath, and the CONVENIENT
UPPER FLOOR LAUNDRY makes everyday
life a breeze. With LOW CONDO FEES, an
ATTACHED GARAGE, ADDITIONAL VISITOR
PARKING and direct access to green space,
walking trails, and the canalâ€™this is the
perfect blend of function, beauty, and lifestyle.
CANAL-SIDE LIVING NEVER LOOKED THIS
GOODâ€™COME EXPERIENCE IT FOR
YOURSELF!



Built in 2024

Essential Information

MLS® #	A2228341
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	394 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L4

Amenities

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

Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 5th, 2025
Days on Market	38
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.