

# \$434,999 - 292 Canals Crossing Sw, Airdrie

MLS® #A2196218

**\$434,999**

3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this gorgeous end-unit townhouse. With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot. Moreover, visitor parkings also available in front of unit.

Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests.

Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze.

This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim Hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minute drive to Calgary and 20 minutes drive to Calgary International Airport. If you're looking for a



stylish and comfortable place to call home, this one is a must-see. Book your private showing today!

Built in 2023

### Essential Information

MLS® #	A2196218
Price	\$434,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	292 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Cleared, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	40
Zoning	R5
HOA Fees Freq.	MON

## Listing Details

Listing Office	Prep Ultra
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