

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

MLS® #A2228341

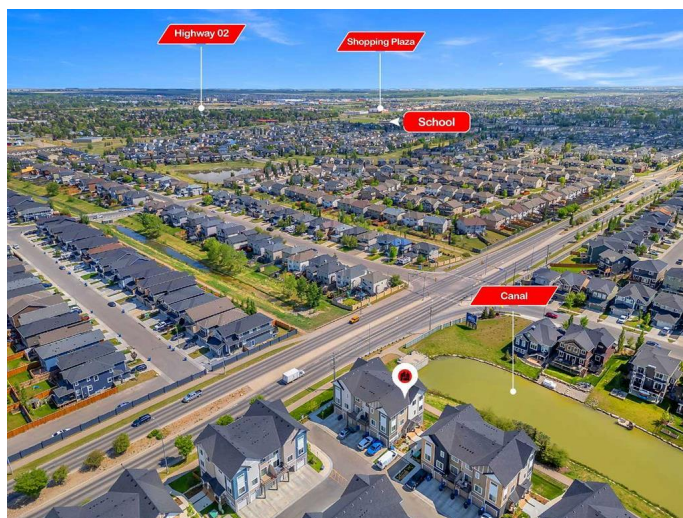
**\$459,900**

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 | 21             |
| Zoning         | R5             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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