

\$424,900 - 1191 Channelside Drive Sw, Airdrie

MLS® #A2271056

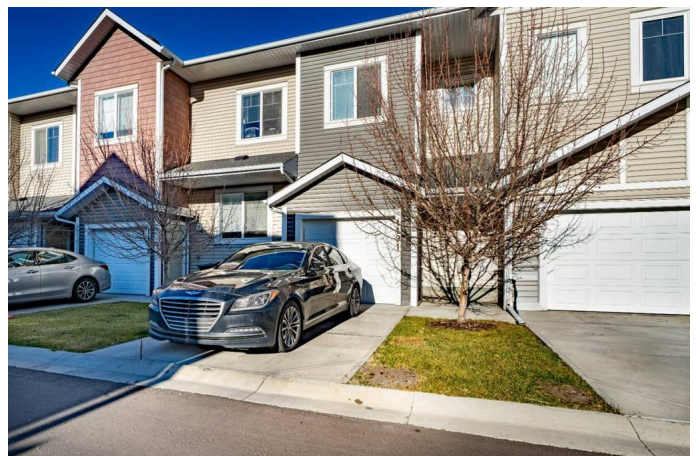
\$424,900

2 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to low-maintenance living in one of Airdrie's most sought-after locations—the Canals. If lifestyle and convenience are at the top of your list, this townhome delivers. Just steps from the beautiful and extensive canal pathway system, you'll enjoy walking trails, parks, playgrounds, and the unique opportunity to paddleboard or kayak right in your own community, an everyday retreat of peace and outdoor enjoyment. Perfectly positioned, this home offers true walkability: Sobeys, Midtown Plaza, Creekside Crossing, shops, restaurants, and everyday essentials are only minutes away. Airdrie's vibrant Main Street and Nose Creek Park are also within easy reach, making this one of the most convenient locations in the city. Inside, this spacious 2-bedroom, 2.5-bathroom townhome offers a classic and highly functional 2-storey layout. You're welcomed by 9 ft ceilings and an open-concept design that feels bright, spacious, and inviting. The kitchen and dining area easily accommodate large furniture and include peninsula seating, great for hosting and entertaining. The living room is equally generous, offering flexibility for various furniture configurations. The main floor is completed by a 2-piece bathroom and convenient direct access to the rear-attached garage. Upstairs, you'll find two large bedrooms, each with its own ensuite, providing comfort and privacy for homeowners or guests. The second floor also adds a spacious laundry room and an additional area perfect



for a desk or home office set-up. Parking is plentiful with an attached garage, a full driveway, visitor parking, and additional street parking out front. The complex also features green spaces, a picnic area, and a playground for residents to enjoy. A fantastic opportunity in an unbeatable location. Don't miss your chance to call the Canals home.

Built in 2017

Essential Information

MLS® #	A2271056
Price	\$424,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,473
Acres	0.03
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1191 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Other, Park, Picnic Area, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Partial

Exterior

Exterior Features	Other
Lot Description	Back Lane, Other
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2025
Zoning	R5

Listing Details

Listing Office	Real Estate Professionals Inc.
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