

\$459,900 - 286 Canals Crossing Sw, Airdrie

MLS® #A2201111

\$459,900

3 Bedroom, 3.00 Bathroom, 1,520 sqft
Residential on 0.05 Acres

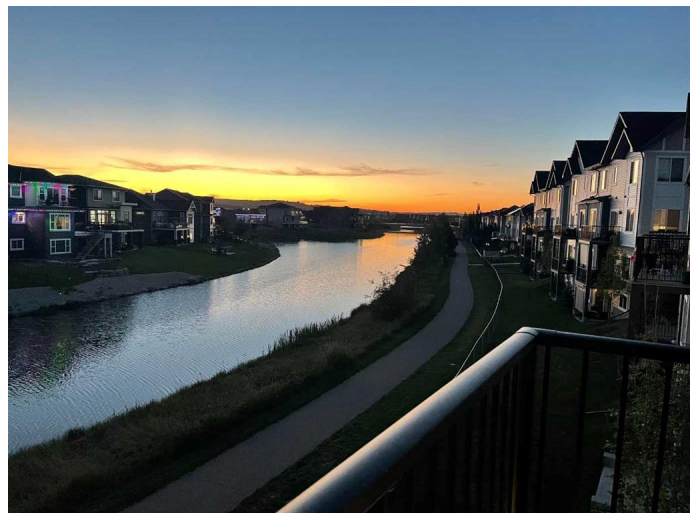
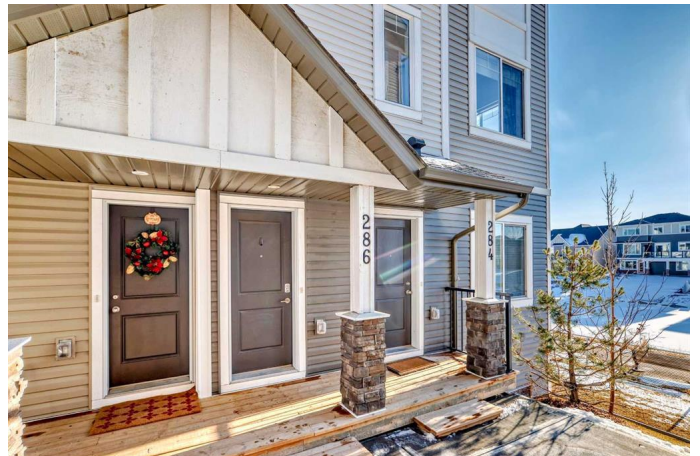
Canals, Airdrie, Alberta

Open Houses Saturday & Sunday, March 15th & 16th, 11 am to 1 pm! Own your very own waterfront, maintenance-free property in the sought-after community of The Canals in Airdrie! Relax in modern living with sunny South-West exposure of water views reflecting from the comfort of your home. This townhome was just recently built in 2023, offers a single attached garage, an open floor plan, 3 bedrooms, 2 full bathrooms and a main floor powder room, and 1484 sq ft separated on two spacious and well laid out levels. More than just a home, this location offers a lifestyle you will cherish – enjoy colorful sunsets from your balcony and main living area, watch the geese and ducks enjoy the water, see people happily walking on the beautiful trails behind your home which border the Airdrie Canals system, and walk to the amenities Midtown has to offer – Co-op, barber shop, Tim Hortons. You’re also a short walk away from some of Airdrie’s favorite gems such as Sorso and Tequila and Tacos – all via the Canals Trails! And yes - this townhome complex is dog and cat friendly! (2 dogs or 2 cats or 1 cat & 1 dog. 20kg max weight per pet.) Don’t miss out on this and book a showing today!

Built in 2023

Essential Information

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Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.05
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	286 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Trash, Visitor Parking, Snow Removal
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1
Is Waterfront	Yes

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
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Lot Description	No Neighbours Behind, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	RE/MAX First
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