

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

MLS® #A2228341

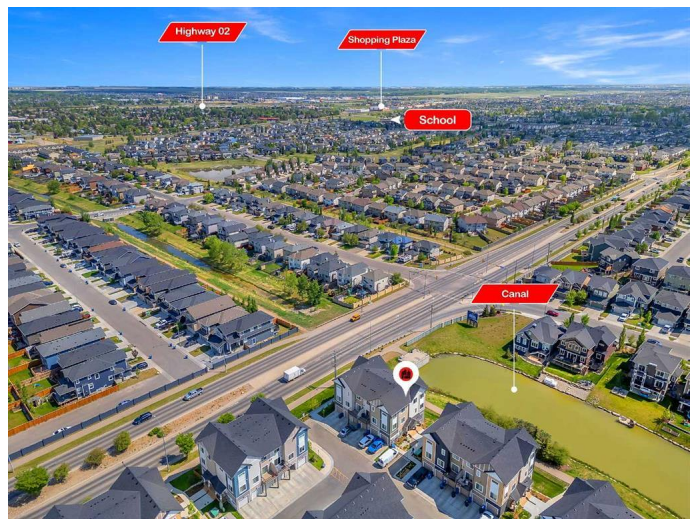
\$459,900

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 you'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 room—all flowing together with ease. Large windows fill the space with natural light, and the deck off the kitchen offers STUNNING VIEWS OF THE CANAL—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 BATHS—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 canal—this is the perfect blend of function, beauty, and lifestyle. CANAL-SIDE LIVING NEVER LOOKED THIS GOOD—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	28
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.