# \$439,900 - 252 Canals Crossing Sw, Airdrie

MLS® #A2229976

## \$439,900

3 Bedroom, 3.00 Bathroom, 1,406 sqft Residential on 0.04 Acres

Canals, Airdrie, Alberta

Discover 252 Canals Crossing, a premier **END-UNIT** with stunning SOUTH-WEST FACING CANAL VIEWS from its balcony! This Stacked Townhome has numerous windows, offering plenty of natural light and sunshine! The open-concept main floor boasts 9ft ceilings, luxury vinyl plank flooring, sleek shaker-style cabinets, stainless steel appliances, quartz countertops, and a spacious island perfect for entertaining. An added feature, this main level features a cozy ELECTRIC FIREPLACE, and directly above it, a great spot to mount a TV for watching the game, or enjoying a movie night! Upstairs, the serene primary bedroom OVERLOOKS THE CANAL, featuring a 4-piece ensuite, quartz counters, and a generous walk-in closet. Two additional well-sized bedrooms also enjoy CANAL VIEWS. The upper level includes a convenient laundry, a 4-piece bathroom, and a linen closet. A single attached garage with driveway parking. Steps away from the CANAL and its pathway system which is a popular canoe, kayak and paddle boarding spot! Enjoy everything this wonderful community in Airdrie has to offer! Close to parks, pathways, schools, shopping, and dining, this home blends luxury and convenience. Call your favorite realtor to schedule a viewing today!







Built in 2022

#### **Essential Information**

MLS® # A2229976 Price \$439,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,406
Acres 0.04
Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 252 Canals Crossing Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4L3

## **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Kitchen Island

Appliances Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked,

Gas Stove

Heating Forced Air

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric
Basement None

### **Exterior**

Exterior Features Balcony

Lot Description Views

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 11th, 2025

Days on Market 140

Zoning R5

# **Listing Details**

Listing Office Rhinorealty

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