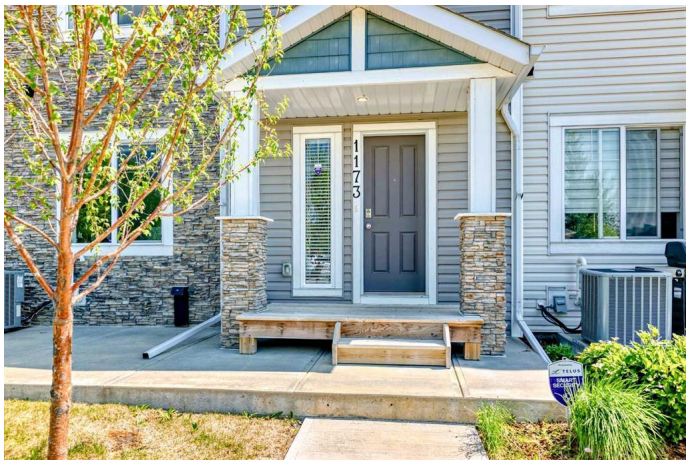
$419,900 - 1173 Channelside Drive Sw, Airdrie

MLS® #A2230056

$419,900
2 Bedroom, 3.00 Bathroom, 1,314 sqft
Residential on 0.03 Acres



Canals, Airdrie, Alberta

Walk up your own sidewalk and in to the front door of your beautiful new home with it's bright open & modern floor plan. This property sits on a beautiful tree lined street with extra parking right out front and only a block to the extensive pathways and recreation of the canals that wind there way throughout the entire subdivision. This home features a wonderful kitchen with a breakfast bar, high end stainless steel appliances and quartz countertops with under cabinet lighting. there is a great sized dining room and an open living room with an electric fireplace all highlighted by the 9 foot ceilings and quality vinyl plank flooring. Down a few steps and out of view is a convenient 2 piece bath as well as the entry to the good sized single garage with a pad that's really big enough for a 2nd vehicle. Upstairs features 2 large bedrooms, each with their own ensuite and large closets. The primary bedroom easily holds a king sized bed and has an almost 9 by 8 foot walk in closet. The convenient ensuite has 2 sinks in a quartz countertop, a nice large shower and heated tile floors. The second bedroom is perfect for kids, guests or a roommate. It is a good size, with a walk through closet are and, of course the bathroom with 2 sinks and a tub/shower. Rounding off the upper level is the laundry room, right where it's needed most. In the unfinished lower level there is plenty of room for a family room, guest area or home office and roughed in plumbing for a 4th bathroom. As a great bonus this all comes with the new

must have...CENTRAL AIR CONDITIONING. Airdrie itself features lots of recreation with bike and walking paths, Genesis Place with its pool and courts and other diamonds and play grounds as well schools all conveniently located. This is truly a great place to call home and one you will definitely want to check out.

Built in 2018

Essential Information

MLS® #	A2230056
Price	$419,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,314
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1173 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	High Efficiency, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Mantle
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Courtyard, Playground
Lot Description	Front Yard, Landscaped, See Remarks, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 17th, 2025
Days on Market	14
Zoning	R5

Listing Details

Listing Office	MaxWell Capital Realty

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