

\$459,800 - 322 Canals Crossing Sw, Airdrie

MLS® #A2195362

\$459,800

3 Bedroom, 3.00 Bathroom, 1,520 sqft
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Experience the perfect blend of style, comfort, and convenience in this beautifully upgraded townhouse, ideally situated along the scenic canal in the heart of Airdrie. Offering 1,520 sq. ft. of thoughtfully designed space, this home features 3 bedrooms, 2.5 bathrooms, and an attached garage, creating a seamless balance of function and elegance. With southwest exposure and direct access to walking paths along the canal, you'll wake up to peaceful water views and enjoy stunning sunsets from your private balcony. At the heart of the home, the open-concept kitchen shines with upgraded appliances, including a premium slide-in gas range—perfect for cooking and entertaining. The main level flows effortlessly with a spacious dining area, an inviting living room, and easy outdoor access, making it ideal for both relaxation and hosting. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, offering a private retreat to unwind. Both the primary and a secondary bedroom capture gorgeous canal views, while the convenience of upper-level laundry enhances everyday ease. Additional features include central air conditioning, ensuring year-round comfort, an attached single garage, extra driveway parking, and ample visitor parking. Nestled in a family-friendly community, you're just moments from schools, parks, shopping, and more. Whether you're searching for your next home or a smart investment, this stunning



townhouse delivers the ideal combination of comfort, modern upgrades, and an unbeatable location—all at an incredible value. Don't miss out—schedule your viewing today!

Built in 2023

Essential Information

MLS® #	A2195362
Price	\$459,800
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	322 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Playground, Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
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Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 24th, 2025
Days on Market	18
Zoning	R5

Listing Details

Listing Office	RE/MAX Realty Professionals
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