

# \$445,000 - 286 Canals Crossing Sw, Airdrie

MLS® #A2201111

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

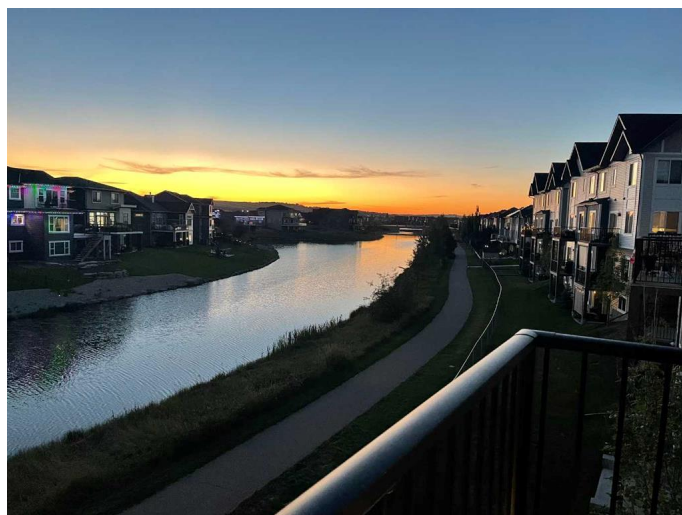
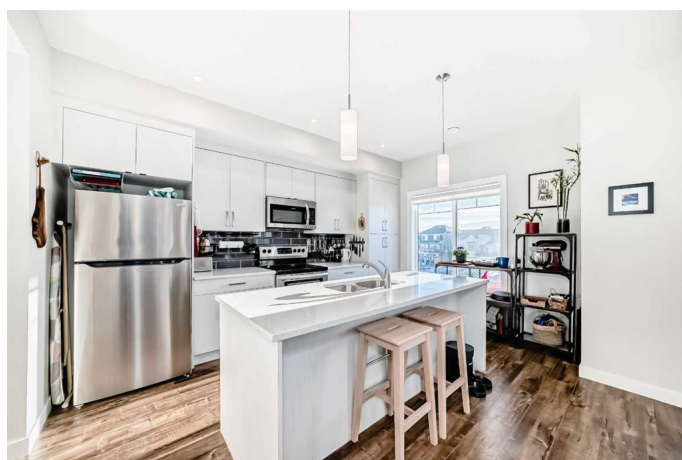
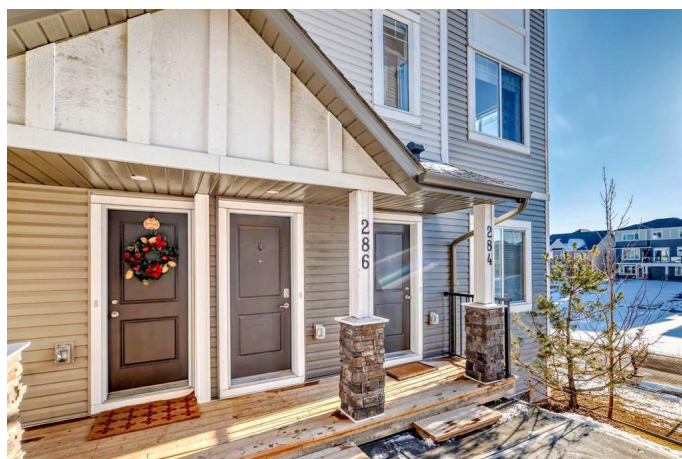
Residential on 0.05 Acres

Canals, Airdrie, Alberta

Own your very own waterfront, maintenance-free property in the sought-after community of The Canals in Airdrie! This unit represents the best value in this complex - it is the lowest priced of the homes with a view of the canal, AND priced lower than some with no view at all! 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



MLS® #	A2201111
Price	\$445,000
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	Snow Removal, Trash, Visitor Parking
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, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings, Electric Range
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

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

### **Additional Information**

Date Listed	March 11th, 2025
Days on Market	48
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX First
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