

# \$400,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2223451

**\$400,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

**OPEN HOUSE - SATURDAY JUNE 7**  
(3:00-5:00pm). Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience.

The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level – no more hauling baskets up and down stairs!

What truly sets this home apart? This unit has a basement (unfinished) – a coveted feature in this complex – with soaring 9-foot ceilings, providing a blank canvas to create your dream space!

Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths.

This is more than a townhome – it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!

Built in 2019



## Essential Information

MLS® #	A2223451
Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	495 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

## Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard, Private Entrance, Playground
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Lot Description	Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 22nd, 2025
Days on Market	14
Zoning	R5

### **Listing Details**

Listing Office	eXp Realty
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