

# \$459,900 - 394 Canals Crossing Sw, Airdrie

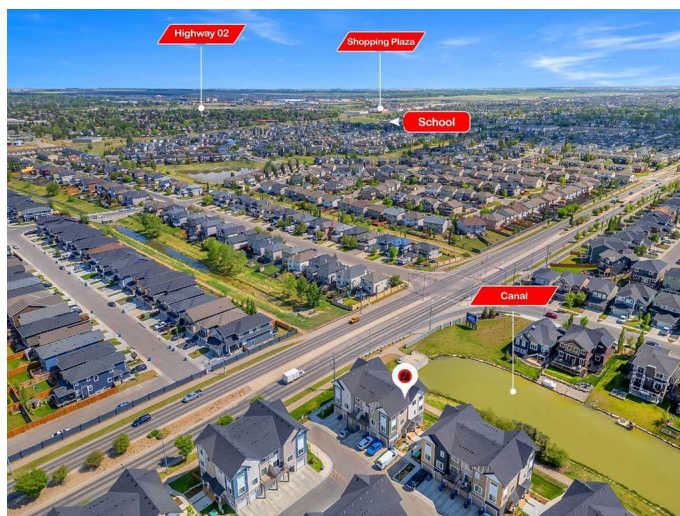
MLS® #A2228341

**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,575 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

CORNER UNIT! LOW CONDO FEES!!  
BREATHTAKING CANAL VIEWS!! 3 BED -  
2.5 BATH!! SEMI-DETACHED HOME WITH  
ATTACHED GARAGE & VISITOR PARKING  
IN FRONT!! 1500+ SQFT OF LIVING SPACE  
IN BEAUTIFUL CANALS! This stunning  
3-LEVEL HOME offers space, style and an  
unbeatable location with views youâ€™ll fall in  
love with! Step inside from the ATTACHED  
GARAGE and head up to the bright and open  
MAIN FLOOR where you'll find a spacious  
kitchen, dining area and living roomâ€™all  
flowing together with ease. Large windows fill  
the space with natural light, and the deck off  
the kitchen offers STUNNING VIEWS OF THE  
CANALâ€™your own peaceful retreat with  
walking trails just steps away! The kitchen is  
loaded with cabinetry and a central island  
perfect for prepping, hosting or casual meals.  
A 2PC bath completes this level. Head  
upstairs to find 3 COMFORTABLE  
BEDROOMS and 2 FULL BATHSâ€™including  
a PRIMARY SUITE with a WALK-IN CLOSET  
and a 4PC ENSUITE! Two more bedrooms  
share another full bath, and the CONVENIENT  
UPPER FLOOR LAUNDRY makes everyday  
life a breeze. With LOW CONDO FEES, an  
ATTACHED GARAGE, ADDITIONAL VISITOR  
PARKING and direct access to green space,  
walking trails, and the canalâ€™this is the  
perfect blend of function, beauty, and lifestyle.  
CANAL-SIDE LIVING NEVER LOOKED THIS  
GOODâ€™COME EXPERIENCE IT FOR  
YOURSELF!



Built in 2024

**Essential Information**

MLS® #	A2228341
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	394 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L4

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	1
Zoning	R5

**Listing Details**

Listing Office	Real Broker
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