

\$360,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2244047

\$360,000

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

Canals, Airdrie, Alberta

Discover a stylish and exceptionally functional gem within a highly sought-after complex, presenting a rare opportunity for elevated living!

This meticulously appointed home offers the ultimate in comfort and convenience, featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom.

The bright and inviting main floor showcases a contemporary open-concept design, highlighted by sleek vinyl flooring and a modern kitchen equipped with premium stainless steel appliances. This seamless layout is perfectly crafted for both relaxed everyday living and effortless entertaining. Adding to the home's practicality, the laundry facilities are thoughtfully located on the upper level, eliminating the need to haul baskets up and down stairs.

What truly distinguishes this property is its unfinished basement with soaring 9-foot ceilings—a highly coveted feature unique to very few units within this complex. This expansive lower level provides an exceptional blank canvas, ready for you to customize!

Convenience extends outdoors with a single attached garage and additional parking space on the driveway for a second vehicle. This townhome boasts a prime location, placing you



just steps away from top-rated schools, a diverse array of shops and restaurants, vibrant playgrounds, and serene walking paths.

More than just a townhome, this property represents a smart investment in both lifestyle and undeniable potential. Do not miss your chance to own this one-of-a-kind residence that truly stands apart!

Built in 2019

Essential Information

MLS® #	A2244047
Price	\$360,000
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, Visitor Parking, Trash
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached

of Garages 2

Interior

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

Exterior

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

Additional Information

Date Listed July 30th, 2025
Days on Market 1
Zoning R5

Listing Details

Listing Office eXp Realty

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