

\$399,000 - 358 Canals Crossing Sw, Airdrie

MLS® #A2258611

\$399,000

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

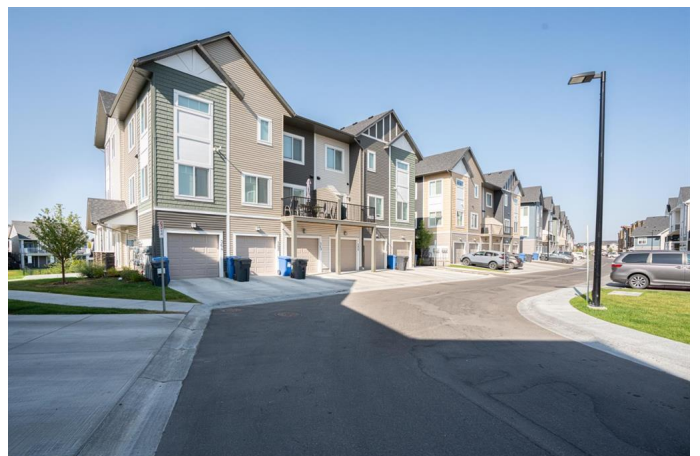
Waterfront Townhome with Stunning Canal Views in the Heart of Airdrie

Discover the perfect blend of elegance, comfort, and a serene natural setting in this beautifully designed townhome. With bright, open spaces and breathtaking canal views, it offers a true oasis of modern living.

A single-attached garage and plenty of visitor parking make hosting family and friends simple and convenient. Inside, a sun-filled open-concept main floor welcomes you with a spacious living room and a dining area that flows seamlessly into the gourmet kitchen. Generous counter space and an efficient layout make cooking and entertaining effortless. A handy two-piece powder room completes the main level.

Upstairs, the primary suite is your personal retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide comfort and flexibility for family, guests, or a home office.

Step outside to your private balcony and take in calming canal views—ideal for morning coffee, evening sunsets, or simply watching the ducks glide by. Scenic walking trails along the canal invite you to unwind and connect with nature right at your doorstep.



Whether you’re a first-time buyer, investor, or simply drawn to the ease of waterfront living, this townhome delivers exceptional value and an unmatched lifestyle. Homes like this rarely come to market—don’t miss the chance to make it yours.

Built in 2024

Essential Information

MLS® #	A2258611
Price	\$399,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,435
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	358 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3J4

Amenities

Amenities	Snow Removal, Trash
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	3
Zoning	R5

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.