

\$388,000 - 457 Canals Crossing Sw, Airdrie

MLS® #A2260486

\$388,000

3 Bedroom, 3.00 Bathroom, 1,092 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

This sun-filled corner townhome is move-in ready and designed for modern living. With south and west-facing windows, the open-concept main floor is bright and welcoming, featuring 9'™ ceilings, a spacious living area, and a stunning kitchen with quartz counters, a large island, stainless steel appliances, and plenty of storage—perfect for both everyday living and entertaining.

Upstairs, you'll find two generous bedrooms with walk-in closet in primary bedroom, a stylish 4-piece bathroom with a quartz vanity, and the convenience of upper-level laundry. The fully developed basement adds even more space with a third bedroom, a second full bath, and a versatile den ideal for a home office, gym, or flex room.

Additional highlights include:

- Single Garage with additional parking pad to park other car.
- Front porch balcony for morning coffee or evening relaxation
- Durable finishes: vinyl, ceramic tile, and carpet flooring
- High ceilings, open floorplan, walk-in closet, and quartz counters
- No animal home, no smoking home — well-maintained and move-in ready
- Close to lakes, parks, playgrounds, shopping, sidewalks, and street lighting



With its blend of modern finishes, functional layout, and desirable location, this home offers the comfort and convenience youâ€™ve been looking for. Book your showing today!

Built in 2020

Essential Information

MLS® #	A2260486
Price	\$388,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,092
Acres	0.04
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	457 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J4

Amenities

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

Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
-------------------	--

Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Playground
Lot Description	Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 27th, 2025
Days on Market	50
Zoning	R5

Listing Details

Listing Office	TREC The Real Estate Company
----------------	------------------------------

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.