

# \$445,000 - 286 Canals Crossing Sw, Airdrie

MLS® #A2201111

**\$445,000**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.05 Acres

Canals, Airdrie, Alberta

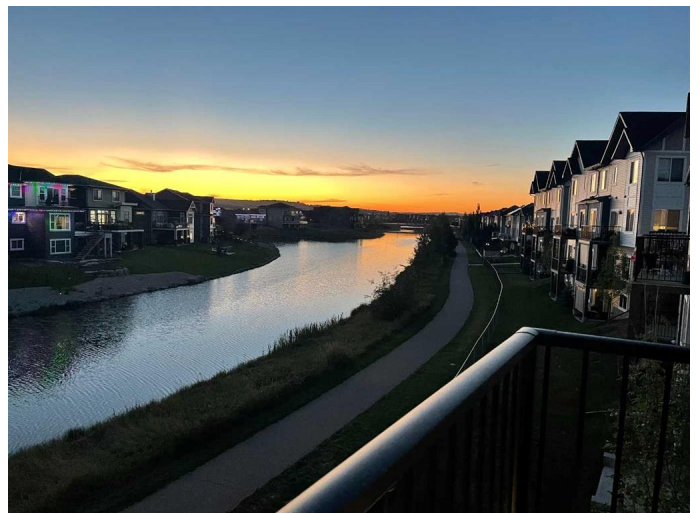
Own your very own waterfront, maintenance-free property in the sought-after community of The Canals in Airdrie! Relax in modern living with sunny South-West exposure of water views reflecting from the comfort of your home. This townhome was just recently built in 2023, offers a single attached garage, an open floor plan, 3 bedrooms, 2 full bathrooms and a main floor powder room, and 1484 sq ft separated on two spacious and well laid out levels. More than just a home, this location offers a lifestyle you will cherish – enjoy colorful sunsets from your balcony and main living area, watch the geese and ducks enjoy the water, see people happily walking on the beautiful trails behind your home which border the Airdrie Canals system, and walk to the amenities Midtown has to offer – Co-op, barber shop, Tim Hortons. You™re also a short walk away from some of Airdrie™s favorite gems such as Sorso and Tequila and Tacos – all via the Canals Trails! And yes - this townhome complex is dog and cat friendly! (2 dogs or 2 cats or 1 cat & 1 dog. 20kg max weight per pet.) Don™t miss out on this and book a showing today!

Built in 2023

## Essential Information

MLS® # A2201111

Price \$445,000



|                |               |
|----------------|---------------|
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,520         |
| Acres          | 0.05          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 286 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

|                |                                      |
|----------------|--------------------------------------|
| Amenities      | Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 1                                    |
| Parking        | Single Garage Attached               |
| # of Garages   | 1                                    |
| Is Waterfront  | Yes                                  |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)          |
| Appliances        | Dishwasher, Electric Range, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Basement          | None                                                                                         |

### Exterior

|                   |                                               |
|-------------------|-----------------------------------------------|
| Exterior Features | Balcony                                       |
| Lot Description   | No Neighbours Behind, See Remarks, Waterfront |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Brick, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 42               |
| Zoning         | R5               |

**Listing Details**

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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