

\$435,000 - 1163 Channelside Drive Sw, Airdrie

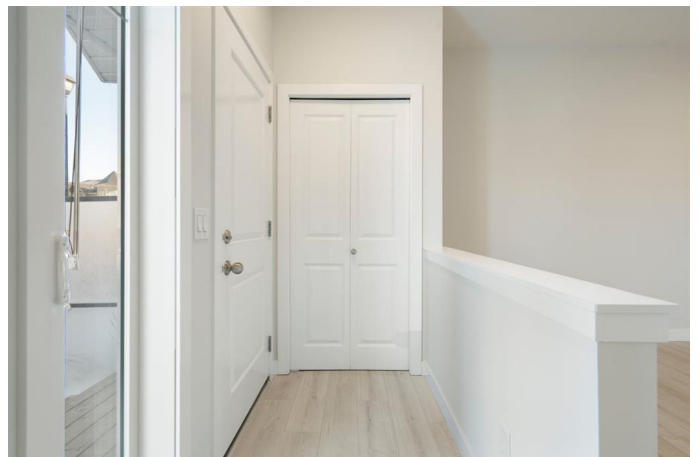
MLS® #A2204454

\$435,000

3 Bedroom, 3.00 Bathroom, 1,452 sqft
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully upgraded 3-bedroom, 2.5-bathroom townhome in the sought-after Canals neighborhood of Airdrie. Built in 2022, freshly painted, and backing onto a playground, this home offers a perfect blend of comfort, style, and convenience for families or busy professionals. Step into the spacious main level where a stunning kitchen awaits, featuring quartz countertops and plenty of prep and storage space—ideal for cooking or entertaining. The bright and open living area flows seamlessly from the kitchen, and a convenient half-bath adds function to form. Access your single attached garage directly from this level for ultimate ease. Upstairs, you'll find a generous primary bedroom complete with a walk-through closet and private ensuite. Two additional large bedrooms, a full bathroom, and a well-appointed laundry room offer the perfect layout for families or guests. The lower level features a large unfinished space with endless potential—think home gym, media room, playroom, or a cozy home office. Additional upgrades include tile floors in the bathrooms and laundry area, fresh paint throughout, and thoughtful touches across the home. And good news for pet lovers—this townhome complex is pet-friendly! You™re welcome to have up to two pets (dogs, cats, or one of each), with a maximum weight of 20 kg per animal. Located just minutes from everything Airdrie has to offer, residents of the Canals enjoy scenic walking and biking trails,



a central lake, and easy access to Nose Creek Park and Woodside Golf Course. With quick access to Veterans Blvd and the QEII, commuting to Calgary is a breeze—only 35 minutes to downtown. Whether you're looking for your first home, upgrading, or investing in a family-friendly community, this move-in-ready townhome is a must-see.

Built in 2021

Essential Information

MLS® #	A2204454
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,452
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	1163 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

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

Interior

Interior Features	Quartz Counters
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

Exterior

Exterior Features	Playground
Lot Description	Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 5th, 2025
Days on Market	11
Zoning	R5

Listing Details

Listing Office	Real Broker
----------------	-------------

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.