

\$449,700 - 1179 Channelside Drive Sw, Airdrie

MLS® #A2090763

\$449,700

3 Bedroom, 3.00 Bathroom, 1,335 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome home to this charming 3-bedroom fully finished townhome located in the heart of Airdrie. As you step inside, you'll be greeted by an inviting open concept floor plan with 9-foot ceilings, setting the stage for a comfortable and spacious living experience. The kitchen is a highlight of the main floor, featuring sleek quartz countertops, ample workspace, stainless steel appliances, and plenty of storage to meet all your culinary needs. Whether you're preparing meals for your family or entertaining friends, this kitchen has you covered. The living area provides plenty of space for quality time with loved ones or hosting gatherings, while the adjacent dining area offers ample room for family dinners or special occasions. Venturing upstairs, you'll find three well-appointed bedrooms, including a lovely master suite. The master bedroom boasts a walk-in closet and a private ensuite bathroom for your convenience. The other two bedrooms are generously sized and offer flexibility for various uses. Plus, the convenience of having the laundry on the upper level is a significant benefit. The basement has been tastefully finished and offers versatility, accommodating your specific needs, whether it be a cozy family room, a home office, or a play area for kids. You'll appreciate the convenience of the attached garage, complete with built-in storage solutions, making it easy to keep your belongings organized. Additionally, the townhome's location is a true gem, as it's



within walking distance of the path system along the scenic canals, providing a perfect backdrop for leisurely walks or bike rides. This townhome is also in close proximity to shopping centers, coffee shops, grocery stores, schools, the bus route, and virtually any other amenity you might require. The low condo fees and a well-managed complex add to the overall appeal, ensuring that your new home experience is not only comfortable but also hassle-free. Don't miss the opportunity to make this fantastic townhome your own. It offers all the conveniences of modern living in a prime location within Airdrie. You won't be disappointed; schedule your viewing today!

Built in 2018

Essential Information

MLS® #	A2090763
Price	\$449,700
Sold Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,335
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	1179 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code	T4B 4L3
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Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Freezer, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	December 15th, 2023
Days on Market	43
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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