

\$389,900 - 524 Canals Crossing Sw, Airdrie

MLS® #A2090786

\$389,900

2 Bedroom, 3.00 Bathroom, 1,227 sqft

Residential on 0.02 Acres

Canals, Airdrie, Alberta

Welcome to 524 Canals Crossing in the family friendly community of Airdrie. This impeccably maintained 2-bedroom, 2.5-bath townhouse boasts AIR CONDITIONING and stunning upgrades, complete with a single attached garage. Situated in the heart of Airdrie, the Canals community offers lovely biking and walking trails, with easy access to all of the local nearby amenities and conveniences. An oversized attached single garage, paired with a private driveway that could accommodate a truck, gives ample parking space. As you enter this splendid home, you'll find a spacious foyer, a convenient powder room, and a versatile area that can serve as a home office, gym, or adapt to any purpose that suits your requirements. You will love the open and airy flow thanks to the open-concept design paired with 9 foot ceilings. Modern yet timeless kitchen includes upgraded Maytag appliance package, stone countertops, under-mount sink, soft close cabinetry and convenient centre island. Adjacent to the kitchen, you'll find a spacious balcony, ideally suited for grilling, complete with a convenient gas connection. With ample room for dining and a generous living area, this floor layout offers an abundance of space and comfort. On the upper level, you'll discover a spacious primary bedroom featuring a 4-piece ensuite and generous closet space. Just across the hallway, there's another sizeable bedroom with an additional 4-piece bathroom. Upper level laundry adds to daily convenience. You can



find all your essentials just a short stroll or quick drive away. Embrace the opportunity to join this remarkable community. Moreover, this residence is pet-friendly and boasts affordable condo fees that cover snow removal and landscaping allowing for a lock and leave lifestyle!

Built in 2018

Essential Information

MLS® #	A2090786
Price	\$389,900
Sold Price	\$389,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,227
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	524 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Other
Lot Description	Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2023
Date Sold	November 22nd, 2023
Days on Market	14
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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