

\$424,900 - 316 Canals Crossing Sw, Airdrie

MLS® #A2101308

\$424,900

3 Bedroom, 3.00 Bathroom, 1,436 sqft

Residential on 0.00 Acres

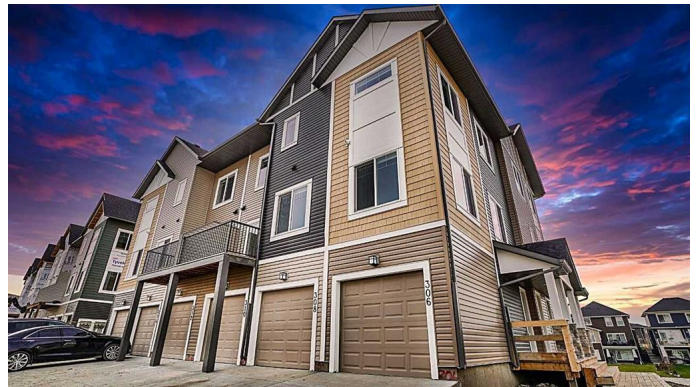
Canals, Airdrie, Alberta

Introducing a Brand New Build, End Unit in the Canals, Airdrie's most sought-after neighborhood. This modern, sunlit townhome is perfectly situated, offering an ideal Central Location. Step into the spacious open-concept living area, boasting Large Windows, soaring 9' ceilings, and a beautifully upgraded kitchen with Quartz counters and a Marvelously Large Island, perfect for casual dinners. Enjoy sunny days on your private balcony just off the kitchen. Upstairs, the third floor hosts a spacious primary suite with a Walk-in Closet and ensuite bathroom featuring sleek Quartz counters. Across the hall, discover 2 more generously sized bedrooms and another full bathroom. A convenient laundry closet with a brand new Full Size Washer & Dryer is nearby. This home has it all, and the location is unbeatable, with coffee shops, a grocery store, and scenic canal-side trails all within walking distance. Don't miss out on this fantastic opportunity!

Built in 2023

Essential Information

MLS® #	A2101308
Price	\$424,900
Sold Price	\$425,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2



Half Baths	1
Square Footage	1,436
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	316 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3J4

Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Utilities	Cable Available, Electricity Available, Natural Gas Available, Sewer Available, Water Available
Parking Spaces	2
Parking	Additional Parking, Single Garage Attached
Is Waterfront	Yes
Waterfront	See Remarks

Interior

Interior Features	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	3
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Waterfront

Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	January 11th, 2024
Date Sold	March 21st, 2024
Days on Market	69
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	Mooney & Associates Real Estate
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