

\$412,900 - 532 Canals Crossing Sw, Airdrie

MLS® #A2104760

\$412,900

3 Bedroom, 3.00 Bathroom, 1,413 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome home to this immaculate AIR-CONDITIONED 3-bedroom, 2.5-bath quiet END UNIT townhome! Located in the desirable community CANALS, this unit features everything needed for your family. Close to the canals and their walking paths, winter skating, and within walking distance to shopping, entertainment, schools and transit, this unit is also located across from the community PARK, with lovely picnic area, perfect for watching your children play. Inside you will love the open floor plan, with 9ft ceilings and extra windows. On the lower level you are greeted with a large DEN/OFFICE, and powder room perfect for those who work from home. On the main level you have a spacious kitchen with large island, perfect for large family meals, and ample dining room space, great for entertaining. The west facing living room is perfect for enjoying the evening sunset and relaxing evenings at home. Upstairs you will find three ample sized bedrooms, the primary bedroom features large closet spaces and ensuite, complete with soaking tub. Your laundry is also conveniently located on this floor. Upgrades to this unit include, central air conditioning, 9 ft ceilings, luxury vinyl plank flooring, and full home blind package. A single ATTACHED GARAGE with storage shelving completes the package! This complex is pet friendly, and features ample visitor parking, community garden and play spaces for the kids.



Built in 2021

Essential Information

MLS® #	A2104760
Price	\$412,900
Sold Price	\$420,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,413
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	532 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	Community Gardens
Parking Spaces	2
Parking	Garage Faces Rear, Single Garage Attached

Interior

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

Exterior

Exterior Features	None
Lot Description	City Lot, Landscaped, Street
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 13th, 2024
Days on Market	12
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Rocky View Real Esta
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