

\$439,900 - 338 Canals Crossing Sw, Airdrie

MLS® #A2107033

\$439,900

3 Bedroom, 2.00 Bathroom, 681 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Discover the epitome of modern living in this exquisite townhouse nestled in the heart of Airdrie. Boasting 1400+ sq ft thoughtfully developed space, this home offers the perfect blend of space, functionality, and style across its two levels.

Backing on to a Canal, this townhouse offers a picturesque setting that sets it apart. As you step inside, you're greeted by an inviting open concept on the main floor, featuring a spacious living room, elegant dining area, and adjoining kitchen is sure to impress with its sleek countertops, stainless steel appliances, and ample cabinet storage. Step outside onto the balcony, where you can savor your morning coffee or dine al fresco while enjoying views of the serene canal.

A haven of relaxation awaits on the main floor, where the primary bedroom provides a peaceful retreat. Adjacent, a full washroom offers modern fixtures and ample space. Descending to the walkout basement, you'll find additional living space designed for comfort and versatility. Two bedrooms offer privacy and comfort, while a family room provides the perfect setting for gatherings or quiet evenings in. The designated laundry area and storage space ensure effortless organization and functionality.

Outside, step onto the patio and immerse yourself in the calming presence of the canal just steps away, this outdoor oasis is the perfect spot for leisurely afternoons or entertaining guests.



Convenience is further enhanced by the single attached garage, providing secure parking and additional storage space.

Nestled in a desirable community and Backing Onto a Serene Canal, this townhouse offers the perfect combination of urban living and natural beauty. Don't miss the opportunity to make this exceptional property your new home.

Built in 2023

Essential Information

MLS® #	A2107033
Price	\$439,900
Sold Price	\$430,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	681
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Sold

Community Information

Address	338 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

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

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony
Lot Description	No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 9th, 2024
Date Sold	April 5th, 2024
Days on Market	56
Zoning	R
HOA Fees	0.00

Listing Details

Listing Office	URBAN-REALTY.ca
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