

\$409,900 - 340 Canals Crossing Sw, Airdrie

MLS® #A2109415

\$409,900

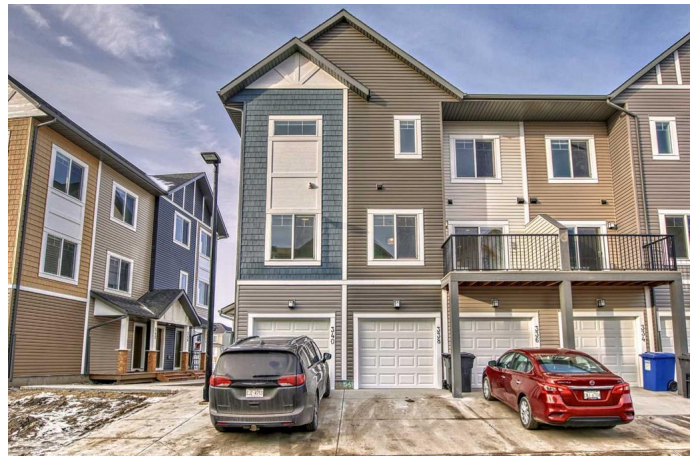
3 Bedroom, 3.00 Bathroom, 1,354 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome home!!! Presenting 3 beds and 2.5 baths brand new corner unit townhome by the water in Canals. 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 main level you have a spacious kitchen with large island, perfect for large family meals, and ample dining room space, great for entertaining. The huge living room with half bath and extra windows is perfect for enjoying the evening sunset and relaxing evenings at home. Upstairs you will find three ample sized bedrooms and 2 baths, 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, 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. Call your favourite Realtor today to book the private tour.

Built in 2024



Essential Information

MLS® #	A2109415
Price	\$409,900
Sold Price	\$415,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,354
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	340 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L4

Amenities

Amenities	Park, Playground, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached

Interior

Interior Features	No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Corner Lot, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	February 29th, 2024
Days on Market	7
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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