

\$399,900 - 314 Canals Crossing Sw, Airdrie

MLS® #A2118009

\$399,900

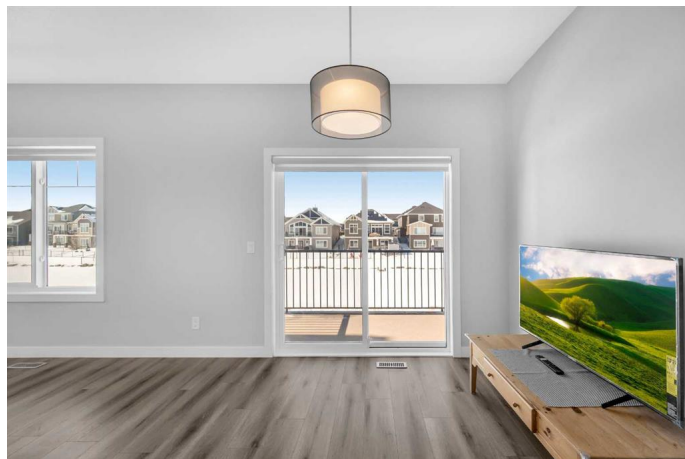
3 Bedroom, 2.00 Bathroom, 682 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Introducing a contemporary gem built in 2023, boasting over 1,335 SqFt of refined living space! Revel in the charm of European-style elegance while soaking up the sun on your WEST facing balcony or relaxing on the WALKOUT PATIO overlooking the tranquil CANAL. This newly constructed townhouse showcases modern upgrades, including an oversized Single Attached Garage. Step into an inviting OPEN CONCEPT layout on the main floor, featuring a luminous living room with expansive windows, a sleek kitchen with an island, a dining area, Primary bedroom and a convenient 4pc bath. The fully finished walkout basement offers 2 additional well-appointed bedrooms, a versatile game/family room, another 4pc bath, a laundry room, and a utility room. Step outside onto the patio to savor breathtaking views of the Canals, enhancing the beauty of your home. With an attached oversized Single Attached Garage and a concrete parking pad, there's ample space for two vehicles and extra storage. Nestled in a sought-after community and backing onto a serene Canal, this townhouse seamlessly blends urban living with natural splendor. seize the opportunity to make this exceptional property your new sanctuary. Experience a virtual tour by calling your preferred realtor today for a private viewing.

Built in 2023



Essential Information

MLS® #	A2118009
Price	\$399,900
Sold Price	\$431,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	682
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	314 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Park, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Concrete Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Oversized, Single Garage Attached

Interior

Interior Features	Crown Molding, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Private Entrance
Lot Description	Creek/River/Stream/Pond, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 29th, 2024
Date Sold	April 13th, 2024
Days on Market	15
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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