

\$474,900 - 274 Canals Crossing Sw, Airdrie

MLS® #A2165950

\$474,900

3 Bedroom, 3.00 Bathroom, 1,568 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

CHECK OUT THE CINEMATIC VIDEO TOUR! Step into modern living with this beautifully upgraded 3-story townhouse, complete with an attached garage, perfectly situated on the scenic canal in the heart of Airdrie. Offering the perfect blend of style and functionality, this home boasts 3 cozy bedrooms, 2.5 bathrooms, and a spacious 1,567 sq ft of thoughtfully designed living space. The best part? This home backs directly onto the canal and picturesque walking paths, offering peaceful views that can be enjoyed every day. Imagine waking up to the tranquility of canal views from your master bedroom or sipping your morning coffee on the spacious balcony, surrounded by serene beauty. The heart of this home is its modern kitchen, equipped with upgraded appliances, including a premium slide-in gas range—perfect for preparing your favorite meals. The main level flows effortlessly, featuring a spacious dining area, an inviting living room, and access to the balcony, making it ideal for both relaxation and entertaining. Upstairs, you™ll find your private retreat, complete with three bedrooms. The master suite offers a walk-in closet and a luxurious 4-piece ensuite—your perfect place to unwind. Every room in this townhouse is designed to maximize the stunning setting, with both the master and an additional bedroom offering canal views. Added convenience includes upstairs laundry. With an attached single garage, extra driveway



parking, and ample visitor parking, convenience is at your doorstep. Nestled in a family-friendly community, this townhouse is close to schools, parks, and shoppingâ€”everything you need for a connected and comfortable lifestyle. Priced to move, this stunning townhouse presents a rare opportunity to secure a home that offers both comfort and elegance. Donâ€™t miss your chance to make this your new home or a smart addition to your investment portfolio! CALL TO SCHEDULE YOUR TOUR!

Built in 2022

Essential Information

MLS® #	A2165950
Price	\$474,900
Sold Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,568
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	274 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	Parking, Playground, Park
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Single Garage Attached

Interior

Interior Features	Bidet, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Balcony, Playground
Lot Description	No Neighbours Behind, Views
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	September 14th, 2024
Date Sold	November 1st, 2024
Days on Market	47
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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