

# \$419,900 - 479 Canals Crossing, Airdrie

MLS® #A2171212

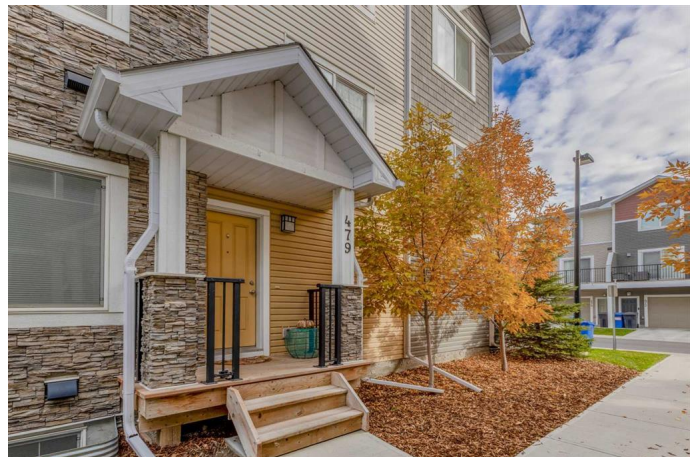
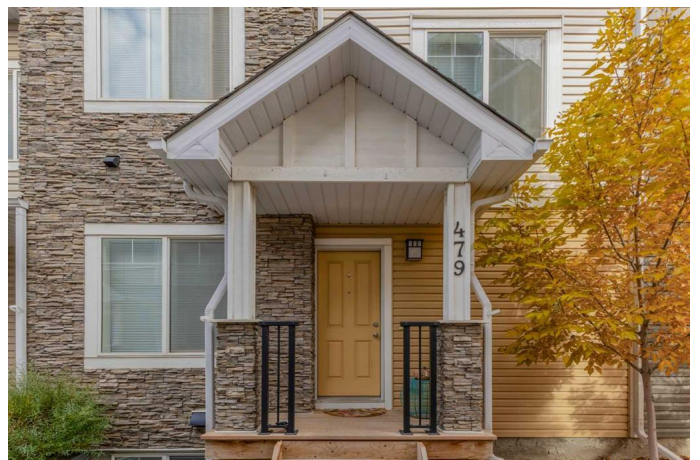
**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,520 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to life on the Canals! This beautifully upgraded end unit home with attached garage is sure to impress. The main level is finished with 9-foot ceilings and luxury vinyl plank flooring throughout. The bright white kitchen features stainless steel appliances, quartz countertops, ample cabinetry, and a spacious central island with breakfast bar. The dining area and living room offer over sized windows allowing for lots of natural light. A convenient 2-piece bath and utility/storage room complete this level. Heading upstairs you will find three bedrooms and two full baths, including the master retreat with an ensuite bath and walk-in closet. The laundry area is conveniently located on this level also. Nestled in the heart of the Canals you are within walking distance to schools (Ralph McCall K-4 and Our Lady of Peace K-9 English and French Immersion), dining, shopping, doctors, and dentists. Enjoy walking the miles of paved waterfront walking trails or activities like paddle boarding, canoeing, fishing, and skating in the winter. Experience everything this sought-after community has to offer!



Built in 2019

## Essential Information

MLS® #

A2171212

Price	\$419,900
Sold Price	\$428,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,520
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### **Community Information**

Address	479 Canals Crossing
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### **Amenities**

Amenities	Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

### **Interior**

Interior Features	High Ceilings, Quartz Counters
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance
Lot Description	Corner Lot
Roof	Asphalt Shingle

Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 17th, 2024
Date Sold	November 12th, 2024
Days on Market	26
Zoning	R5
HOA Fees	0.00

**Listing Details**

Listing Office	CIR Realty
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