

# \$398,900 - 484 Canals Crossing Sw, Airdrie

MLS® #A2179293

**\$398,900**

2 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.02 Acres

Canals, Airdrie, Alberta

Welcome to this charming 2-bedroom, 3-bathroom townhome, offering IMMEDIATE POSSESSION in the sought-after community of Canals in Airdrie. This well-designed home features a SINGLE ATTACHED GARAGE and a thoughtfully laid-out floor plan with modern finishes throughout.

As you enter the home, you'll be welcomed by a spacious den on the entry level. This versatile room, complete with cozy carpet, is perfect for use as a home office or additional living area. Also on this level, you'll find a convenient 2-piece bathroom, access to the attached garage, and the PRIVATE FRONT YARD area, offering a serene outdoor space to enjoy.

Upstairs, the main level is designed for modern living with LUXURY VINYL FLOORING that flows seamlessly throughout. The stylish kitchen is equipped with NEW stainless steel appliances, including a refrigerator, microwave hood fan, dishwasher, and electric oven. A granite countertop and a kitchen island provide both function and elegance, while ample cabinet space ensures you have plenty of room for storage.

The open-concept living and dining areas are bathed in natural light, with a large window in the living room that adds a bright and airy feel to the space. This flow-through design makes the main level ideal for entertaining or relaxing



with family and friends.

As you move upstairs, youâ€™ll discover two inviting bedrooms. The first room offers flexibility, functioning equally well as a home office or a guest bedroom, featuring a large window that keeps the space bright and airy. Also on this level is a 4-piece bathroom with extra cabinetry, providing plenty of space for all your bathroom essentials.

The primary bedroom is a peaceful retreat, featuring an ample closet and a beautifully UPGRADED 3-piece ensuite bathroom with a granite countertop. This tranquil space is designed with comfort in mind.

This townhome is ideally located in the vibrant community of Canals, offering easy access to a variety of amenities, including playgrounds, schools, shopping, and dining options, all within walking distance. Itâ€™s also just minutes away from Deerfoot Trail, making it an easy commute to downtown Calgary. CrossIron Mills Mall and Calgary International Airport are also nearby, offering convenient shopping and travel options.

Donâ€™t miss out on this fantastic opportunity to own in Canals. Book your showing today and make this beautiful townhome yours!

Built in 2021

**Essential Information**

MLS® #	A2179293
Price	\$398,900
Sold Price	\$380,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,370
Acres	0.02
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	484 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3J4

### Amenities

Amenities	Secured Parking, Snow Removal, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

### Interior

Interior Features	Open Floorplan, Granite Counters, Kitchen Island, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Dryer, Electric Cooktop, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Lawn, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	November 15th, 2024
Date Sold	January 13th, 2025

Days on Market	59
Zoning	R5
HOA Fees	0.00

**Listing Details**

Listing Office            eXp Realty

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