

# \$425,000 - 459 Canals Crossing Sw, Airdrie

MLS® #A2182447

**\$425,000**

3 Bedroom, 4.00 Bathroom, 1,060 sqft  
Residential on 0.03 Acres

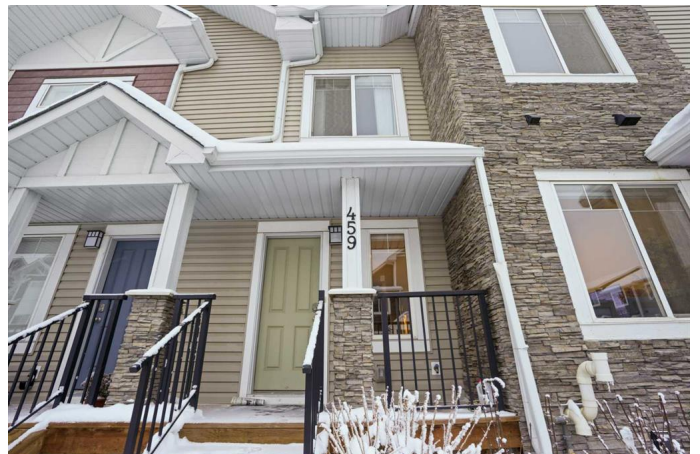
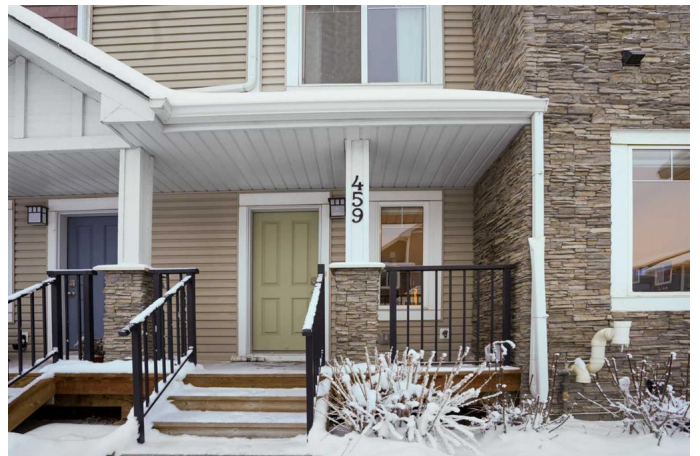
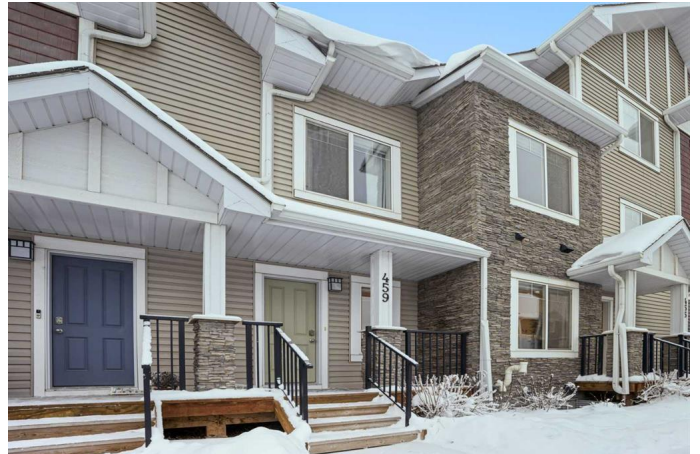
Canals, Airdrie, Alberta

**\*\*Welcome to Your Dream Townhouse with a Fully Finished Basement, Including a Bedroom, Full Bath, and Rec Room!\*\***  
Discover this stunning, fully upgraded 3-bedroom, 3.5-bath townhouse with an attached garage, nestled in the family-friendly community of The Canals. Boasting over 1500 SF of thoughtfully designed living space, this home features elegant flooring and soaring 9'™ ceilings, creating a bright and inviting atmosphere perfect for both entertaining and relaxing.

**### \*\*Key Features:\*\* - \*\*Gourmet Kitchen:\*\***

Enjoy luxurious quartz countertops, stainless steel appliances, modern cabinetry, and a custom backsplash – ideal for any home chef. **\*\*Bright Living Area:\*\*** The spacious living room is filled with natural light thanks to large windows, creating a welcoming environment for all your gatherings.

**\*\*Convenient Layout:\*\*** The main floor offers a 2-piece powder room and direct access to the attached garage, ensuring maximum convenience. **\*\*Upstairs Comfort:\*\*** Retreat to two large bedrooms, including a primary suite with a spacious walk-in closet and a luxurious 4-piece ensuite with a tub/shower combo. The second bedroom has its own 4-piece bathroom, and a handy laundry area is conveniently located just outside the bedrooms. **\*\*Finished Lower Level:\*\*** The builder-finished basement includes a large family room, a third bedroom, a full 4-piece bathroom, and extra storage – perfect for



extended living space or entertaining. **\*\*Prime Location:\*\*** With easy access to schools, parks, and local amenities such as Tim Hortons, a car wash, grocery stores, and golf courses, convenience is right at your doorstep. **\*\*Affordable Living:\*\*** Low condo fees make this townhouse an attractive option for any buyer seeking quality living at an affordable price. Donâ€™t miss your chance to call this gorgeous townhouse home! **\*\*Book your viewing today!\*\***

Built in 2020

### Essential Information

MLS® #	A2182447
Price	\$425,000
Sold Price	\$420,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,060
Acres	0.03
Year Built	2020
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

### Community Information

Address	459 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

### Amenities

Amenities	Playground, Park, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached

## Interior

Interior Features	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	None
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	December 5th, 2024
Date Sold	January 17th, 2025
Days on Market	43
Zoning	R5
HOA Fees	0.00

## Listing Details

Listing Office	Royal LePage METRO
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