

**604 Canals SW**  
**Airdrie, Alberta**

**MLS # A2265598**



**\$369,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Canals                 |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,082 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.03 Acre              |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 260 |
| <b>Basement:</b>   | None, Partially Finished, Unfinished          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | R5     |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home |                   |        |

**Inclusions:** NOne

Discover modern living in this beautifully maintained 2 bedroom, 2.5 bathroom stacked townhouse in Airdrie's sought-after Canals community. With 1,082 sq. ft. of thoughtfully designed space, this home offers an open-concept main floor with durable vinyl plank flooring, a bright living area, and a sleek, contemporary kitchen perfect for everyday living and entertaining. A convenient mudroom off the entrance leads to the attached garage, while a main floor powder room adds guest-friendly functionality. Upstairs, enjoy cozy carpeting, upper-level laundry, and two spacious bedrooms, including a private primary suite with a walk-in closet and 4-piece ensuite. A second full bathroom provides added convenience, and the undeveloped basement offers endless potential for a home office, gym, or extra storage. Perfectly located along 8th Street SW, you're just minutes from shopping, dining, schools, parks, and scenic walking paths along the canals. Whether you're a first-time buyer, downsizer, or simply looking for low-maintenance living in a vibrant neighbourhood, this move-in-ready home is full of comfort, style, and everyday convenience.