587-899-3773
justin@realtyaces.ca

294 Canals Crossing SW
Airdrie, Alberta

MLS # A2291759

$379,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	**Age:**	2023 (3 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Creek/River/Stream/Pond, Few Trees, Landscaped, L		

Heating:	Electric, Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 351
Basement:	None	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R5
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Quartz Counters		

Inclusions: none

Welcome to this corner-unit townhome in the Canals community of Airdrie. This home offers 3 bedrooms, 2.5 bathrooms, a single attached garage, and a full driveway. The open-concept main floor , large windows, and a modern kitchen with quartz countertops, stainless steel appliances and drawers, and a central island. The dining area opens to a private balcony, and the upper level includes a primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bathroom, and convenient upper-level laundry. Located near canal pathways, shopping, restaurants, parks, and other amenities, this home offers practical, low-maintenance living in an established community.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Century 21 Smart Realty. Information is believed to be reliable but not guaranteed.