

524 Canals Crossing SW
Airdrie, Alberta

MLS # A2293142



\$365,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,384 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 358
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse in the family-friendly community of Canals in Airdrie. This home offers AIR CONDITIONING, stylish upgrades, a bright and spacious white kitchen, and an oversized single attached garage. Alarm-monitored security system with features such as motion detectors, cameras, and smart doorbells will enhance your safety. Located in one of Airdrie’s most desirable communities, the Canals is known for its scenic walking and biking paths while still providing easy access to nearby shops, restaurants, schools, and everyday amenities. Upon entry, you’re welcomed by a spacious foyer, a convenient powder room, and a versatile flex space that can be used as a home office, gym, or additional living area. The main floor features a bright open-concept layout with 9-foot ceilings, creating an inviting atmosphere. The modern kitchen showcases an upgraded Maytag appliance package, quartz countertops, an under-mount sink, soft-close cabinetry, and a large centre island perfect for cooking and entertaining. Just off the kitchen is a spacious balcony with a gas line for BBQing. The generous dining and living areas provide plenty of room to relax or host guests. Upstairs, the primary bedroom features a 4-piece ensuite and generous closet space. A second spacious bedroom, another full 4-piece bathroom, and upper-level laundry adds to daily convenience. Located close to schools, shopping, and restaurants, with the added bonus of the nearby canal pathways creating a beautiful setting year-round. Whether you’re looking for your first home, an investment property, or a low-maintenance lifestyle, this townhome offers comfortable canal-side living in the heart of Airdrie.