

**1167 CHANNELSIDE Drive SW**  
**Airdrie, Alberta**

**MLS # A2304821**



**\$429,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,420 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Lane, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** n/a

Location! Location! Location! Welcome to a well-maintained townhome in a central location within Airdrie's coveted Canals community. From a walkability standpoint, you're minutes from Midtown Plaza, Sobeys and a variety of shops, restaurants, and everyday amenities. Inside, this ergonomically designed two-storey home features 3 bedrooms and 2.5 bathrooms, offering a layout that epitomizes comfort, convenience and functionality. The main floor is highlighted by 9-foot ceilings and a bright, open-concept design. The kitchen and dining area can accommodate full-sized furnishings and includes a peninsula with seating perfect for casual meals or entertaining. The spacious living room provides flexibility for a variety of furniture settings, a 2-piece powder room with access to the rear-attached garage completes the main level. Upstairs, you'll find generously sized bedrooms, including a primary with a private ensuite. The upper level also offers a full main bathroom, a large laundry room. The unit offers ample parking- with an attached garage, a full driveway, visitor parking, and additional street parking. The complex also features green space, a picnic area, and a playground for residents to enjoy. A well-rounded home in a prime location—this is your opportunity to experience comfortable, convenient living in The Canals.