

450 canals Crossing SW
Airdrie, Alberta

MLS # A2307577



\$409,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,511 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Corner Lot		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, See Remarks		

Inclusions: None

Welcome to this beautifully maintained corner-unit townhouse in the desirable Canals community of Airdrie. Built in 2022, this home offers over 1,500 sq ft of functional and modern living space. The main floor features a bright and open layout with large windows that provide ample natural light. A versatile den on the entry level is ideal for a home office or flex space. The kitchen is equipped with modern appliances, a central island, and generous cabinetry, seamlessly connecting to the living and dining areas. Upstairs, you will find three well-sized bedrooms, including a primary suite complete with a private ensuite. Additional features include an attached garage and contemporary finishes throughout. Conveniently located near parks, pathways, and local amenities, this home offers a balanced lifestyle in a growing community.