

390 Canals Crossing SW
Airdrie, Alberta

MLS # A2312568



\$387,500

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,517 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Open Floorplan		

Inclusions: None

This stunning, air-conditioned townhouse in Airdrie's highly desirable community of The Canals offers a perfect blend of style, function, and low-maintenance living—with the added benefit of low condo fees! Providing over 1,517 square feet of beautifully designed living space across three levels, the home features an oversized single attached garage and convenient visitor parking right out front. The entry level welcomes you with a foyer and direct access to the garage. Moving up to the bright and open main floor, soaring nine-foot ceilings and expansive windows flood the entire area with natural light. The upgraded modern kitchen is a chef's dream, showcasing custom soft-close cabinetry, sleek quartz countertops, an under-mount sink, and a large central island perfect for meal prep and casual dining. The kitchen seamlessly flows into the generous living and dining areas, making the layout ideal for hosting guests or relaxing, plus access onto the private balcony. A convenient 2-piece powder room completes this level. On the top level, you will find comfortable bedrooms and the ultimate convenience of an upper-floor laundry closet equipped with a full-size washer and dryer. The primary suite serves as a generous retreat, complete with a walk-in closet and a private four-piece ensuite boasting elegant quartz finishes. The additional bedrooms are spacious, filled with light, and share a second well-appointed four-piece bathroom. Beyond the front door, this home embraces an unbeatable lifestyle. The property sits directly adjacent to green spaces and scenic canal-side walking and biking trails. It is also just steps away from local schools, grocery stores, coffee shops, restaurants, and everyday amenities. Perfectly combining comfort, modern upgrades, and a picturesque location, this townhouse is an exceptional opportunity for first-time buyers, investors, or

anyone seeking a beautiful canal-side retreat. A home of this calibre won't last long, so book your showing today!