

# \$459,900 - 394 Canals Crossing Sw, Airdrie

MLS® #A2228341

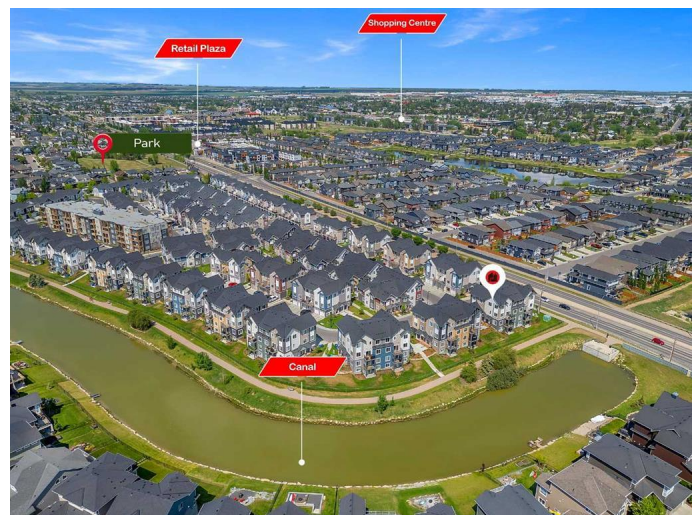
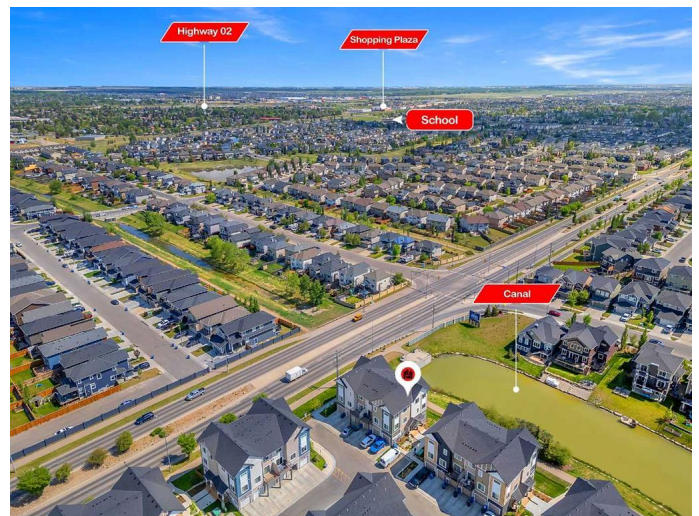
**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,575 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

CORNER UNIT! LOW CONDO FEES!!  
BREATHTAKING CANAL VIEWS!! 3 BED -  
2.5 BATH!! SEMI-DETACHED HOME WITH  
ATTACHED GARAGE & VISITOR PARKING  
IN FRONT!! 1500+ SQFT OF LIVING SPACE  
IN BEAUTIFUL CANALS! This stunning  
3-LEVEL HOME offers space, style and an  
unbeatable location with views youâ€™ll fall in  
love with! Step inside from the ATTACHED  
GARAGE and head up to the bright and open  
MAIN FLOOR where you'll find a spacious  
kitchen, dining area and living roomâ€™all  
flowing together with ease. Large windows fill  
the space with natural light, and the deck off  
the kitchen offers STUNNING VIEWS OF THE  
CANALâ€™your own peaceful retreat with  
walking trails just steps away! The kitchen is  
loaded with cabinetry and a central island  
perfect for prepping, hosting or casual meals.  
A 2PC bath completes this level. Head  
upstairs to find 3 COMFORTABLE  
BEDROOMS and 2 FULL BATHSâ€™including  
a PRIMARY SUITE with a WALK-IN CLOSET  
and a 4PC ENSUITE! Two more bedrooms  
share another full bath, and the CONVENIENT  
UPPER FLOOR LAUNDRY makes everyday  
life a breeze. With LOW CONDO FEES, an  
ATTACHED GARAGE, ADDITIONAL VISITOR  
PARKING and direct access to green space,  
walking trails, and the canalâ€™this is the  
perfect blend of function, beauty, and lifestyle.  
CANAL-SIDE LIVING NEVER LOOKED THIS  
GOODâ€™COME EXPERIENCE IT FOR  
YOURSELF!



Built in 2024

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2228341      |
| Price          | \$459,900     |
| Bedrooms       | 3             |
| Bathrooms      | 2.00          |
| Full Baths     | 2             |
| Square Footage | 1,575         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 394 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L4                |

**Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan                                 |
| Appliances        | Dryer, Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air, Natural Gas                                        |
| Cooling           | None                                                           |
| Basement          | None                                                           |

**Exterior**

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Other                    |
| Lot Description   | Creek/River/Stream/Pond  |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 10             |
| Zoning         | R5             |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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