

\$439,000 - 258 Canals Crossing Sw, Airdrie

MLS® #A2198287

\$439,000

3 Bedroom, 3.00 Bathroom, 1,507 sqft
Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to the Canals, Airdrie's most sought-after neighborhood and this modern townhome that's perfectly situated located steps from canal and its walking path! The Main Floor has an open-concept living area, boasting Large Windows, an abundance of Natural light and a beautifully upgraded kitchen with Quartz counters and a Large Island, perfect for entertaining and enjoy sunny days on your private balcony just off the kitchen. Upstairs is a spacious Primary Bedroom with a Walk-in Closet and a 4-piece ensuite. There are 2 more generously sized bedrooms and another full bathroom. A convenient laundry room completes the upper floor. This home has it all with an attached garage, and the location is unbeatable, with coffee shops, a grocery store, and scenic canal-side trails all within walking distance. Don't miss out on this fantastic opportunity! Call to book your private showing today!

Built in 2022

Essential Information

MLS® #	A2198287
Price	\$439,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,507



Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	258 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	City Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 1st, 2025
Days on Market	67

Zoning R5

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.