# \$399,999 - 546 Canals Crossing Sw, Airdrie

MLS® #A2194716

# \$399,999

2 Bedroom, 3.00 Bathroom, 1,371 sqft Residential on 0.00 Acres

Canals, Airdrie, Alberta

Modern Townhome in The Canals – Airdrie's Most Sought-After Neighborhood

?? Location: The Canals, Airdrie

?? Bedrooms: 2 + Den ?? Bathrooms: 2.5

?? Parking: [Garage/Driveway]

# ?? Property Highlights:

- ? Spacious Open-Concept Living Massive windows, soaring 9' ceilings, and abundant natural light
- ? Gourmet Kitchen Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Island—perfect for casual dining and entertaining
- ? Private Balcony Enjoy sunny days with outdoor relaxation just off the kitchen
- ? Primary Suite Retreat Large bedroom with ensuite featuring modern granite counters
- ? Additional Bedroom & Full Bath Spacious second bedroom with a full bathroom across the hall
- ? Convenient Laundry â€" Full-size washer & dryer on the third floor
- ? Versatile Main Floor Den Ideal for a home office, gym, or additional living space

### ?? Prime Location:

- ?? Situated in the heart of Airdrie, this home is steps away from:
- ? Coffee Shops | ?? Grocery Stores | ?? Scenic Canal-Side Trails
- ?? Don't Miss This Opportunity! This





townhome offers modern elegance and unbeatable convenience.

### Built in 2020

## **Essential Information**

MLS® # A2194716 Price \$399,999

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,371 Acres 0.00 Year Built 2020

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 546 Canals Crossing Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4L3

### **Amenities**

Amenities Playground, Trash, Visitor Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

### Interior

Interior Features Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan,

Storage

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Window Coverings, Convection Oven, Washer/Dryer

Heating Forced Air

Cooling None Basement None

### **Exterior**

Exterior Features Private Entrance

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Mixed

Foundation Poured Concrete

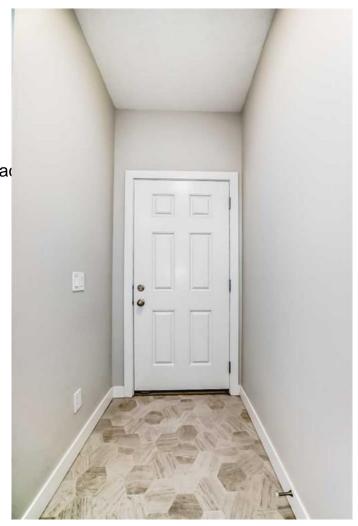
### **Additional Information**

Date Listed February 14th, 2025

Days on Market 82 Zoning R5

# **Listing Details**

Listing Office Grassroots Realty Group



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