

# \$409,000 - 547 Canals Crossing Sw, Airdrie

MLS® #A2221890

**\$409,000**

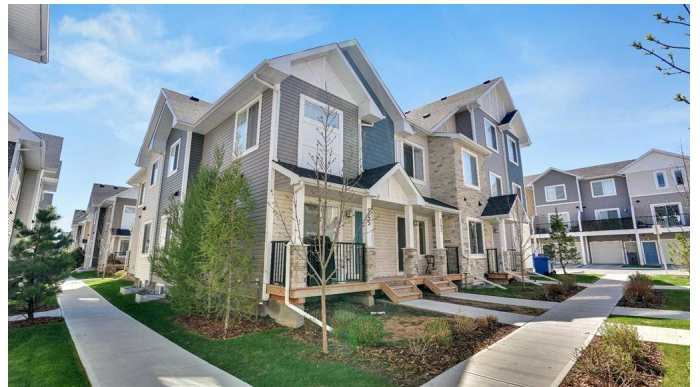
2 Bedroom, 3.00 Bathroom, 1,133 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Modern Townhome in the Sought-After Canals Community!

Welcome to this beautifully designed modern townhome nestled in the desirable Canals neighborhood. This stunning property features 3 spacious bedrooms, 3.5 bathrooms, and a finished basement, all complemented by an attached garage for added convenience. Step into the chef's kitchen, where you'll find stainless steel appliances, sleek quartz countertops, and contemporary cabinetry – perfect for both daily living and entertaining. The bright and open living area is bathed in natural light, offering a warm and inviting space for gatherings. A convenient 2-piece powder room completes the main floor. Upstairs, retreat to two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 4-piece ensuite. The laundry area is thoughtfully located on this level, just steps from the bedrooms. The builder finished basement offers incredible versatility with a large family room, a third bedroom, a full 4-piece bathroom, and extra storage – ideal for guests, a home office, or additional living space. Located close to schools, parks, and a wide range of amenities, this home combines style, comfort, and convenience at an affordable price. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you won't want to miss. Experience quality living in the Canals – schedule your showing today!



Built in 2021

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2221890      |
| Price          | \$409,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,133         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 547 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

## Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Park, Playground, Visitor Parking |
| Parking Spaces | 2                                 |
| Parking        | Driveway, Single Garage Attached  |
| # of Garages   | 1                                 |

## Interior

|                   |                                                                                                    |
|-------------------|----------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)                       |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                            |
| Cooling           | None                                                                                               |
| Has Basement      | Yes                                                                                                |

Basement                      Finished, Full

**Exterior**

Exterior Features      None  
Lot Description        Few Trees, Low Maintenance Landscape, Street Lighting  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 16th, 2025  
Days on Market        31  
Zoning                    R5

**Listing Details**

Listing Office            Century 21 Bravo Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.