

# \$434,999 - 292 Canals Crossing Sw, Airdrie

MLS® #A2196218

**\$434,999**

3 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this gorgeous end-unit townhouse. With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot. Moreover, visitor parkings also available in front of unit.

Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests.

Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze.

This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim Hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minute drive to Calgary and 20 minutes drive to Calgary International Airport. If you're looking for a



stylish and comfortable place to call home, this one is a must-see. Book your private showing today!

Built in 2023

### Essential Information

MLS® #	A2196218
Price	\$434,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	292 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Parking Pad, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, Private Entrance
Lot Description	Cleared, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 22nd, 2025
Days on Market	57
Zoning	R5
HOA Fees Freq.	MON

## Listing Details

Listing Office	Prep Ultra
----------------	------------

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.