

# \$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 | 90              |

Zoning R5

Listing Details

Listing Office eXp Realty

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