

# \$409,000 - 1187 Channelside Drive Sw, Airdrie

MLS® #A2216833

**\$409,000**

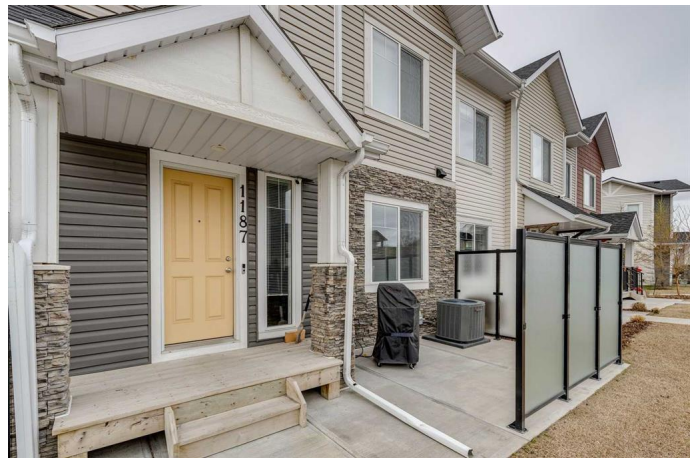
2 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

Stylish & Spacious Townhome with Dual Primary Suites.

Welcome to this stunning 2-storey townhome, offering 1,467 sq.ft. of beautifully designed living space. Feature two Primary bedrooms, each with its own spa-like ensuite, this home is perfect for comfortable living and modern convenience. Step inside to a bright, open-concept main floor, where natural light pours into the spacious living room – perfect for relaxing or entertaining. The kitchen is a chef’s dream, boasting stainless steel appliances, quartz countertops, ample cabinetry, and a convenient eat-up bar. A dedicated dining area adds to the home’s charm, while laminate floors throughout the main floor enhance the stylish appeal. A private 2-piece powder room with a pocket door is thoughtfully placed away from the main living area. Upstairs, both primary suites offer exceptional space and comfort. The first boasts a massive walk-in closet and a luxurious 5-piece ensuite with double sinks, a separate tub, and a walk-in shower – your own personal retreat. The second primary suite also features a 5-piece ensuite with walk-through closet, ensuring every resident has their own private haven. Enjoy the convenience of upstairs laundry with additional storage space. The unfinished basement provides a blank canvas for customization whether you envision a home gym, office, or entertainment area. Outside, unwind on the front patio with glass privacy screens, ideal for



morning coffee or evening relaxation. Plus, stay cool year-round with central air conditioning. With a single attached garage, parking and storage are effortlessly taken care of. Close to shopping, dining, schools, and major transportation corridors, this home offers easy access to everything you need for convenience and entertainment. This exceptional townhome is a Must See!

Built in 2018

**Essential Information**

MLS® #	A2216833
Price	\$409,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,467
Acres	0.03
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	1187 Channelside Drive Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Garage Door Opener, Single Garage Attached, Insulated

# of Garages 1

## Interior

Interior Features High Ceilings, No Smoking Home, Quartz Counters, Walk-In Closet(s)  
Appliances Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling Central Air  
Has Basement Yes  
Basement Full, Unfinished

## Exterior

Exterior Features BBQ gas line, Other  
Lot Description Landscaped, Low Maintenance Landscape  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed May 1st, 2025  
Days on Market 71  
Zoning R5

## Listing Details

Listing Office RE/MAX Realty Professionals

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.