

# \$459,900 - 280 Canals Crossing Sw, Airdrie

MLS® #A2213295

**\$459,900**

3 Bedroom, 3.00 Bathroom, 1,518 sqft

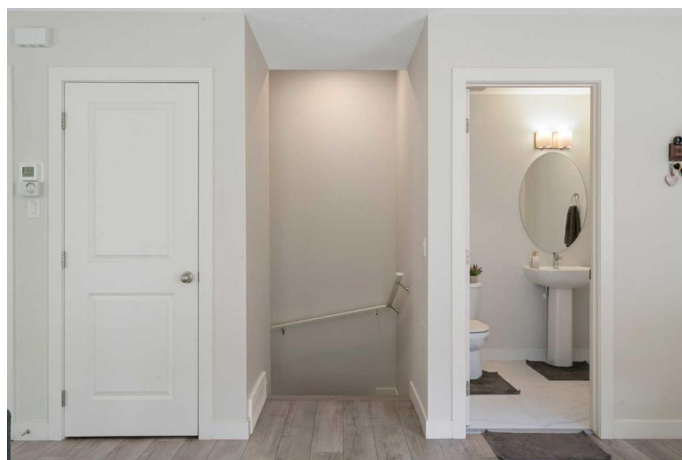
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to the Canals, a highly desirable neighborhood centrally located in Airdrie. Presenting an exquisite townhome offering 1520 Sq. Ft. of Living Space, This awesome 3 story townhome with single attached garage is all you need, and is well maintained so you can just move in and call it yours. Situated on an end unit, this home is centrally located within Airdrie to lots of great shopping and schools, walking distance to parks. The upstairs main floor features gorgeous upgraded vinyl plank flooring, kitchen with quartz countertops, upgraded Kitchen aid STAINLESS STEEL appliances, waterfall kitchen island, pendant lighting. The living area is huge with intuitive floorplan for dining area as well as living room and large balcony. There is a charming 2 piece powder room on the main floor. On the third floor you will find a spacious primary suite, complete with WALK-IN CLOSET and ensuite bathroom complete with quartz counters. Across the hall you will also find 2 additional good size bedrooms and full bathroom. Beside the bathroom is a conveniently located laundry closet with Full Size Washer & Dryer. This home has everything you could ask for with a great location that is walking distance to coffee shops, grocery store and tons of trails along the canals.

Built in 2023

## Essential Information



MLS® #	A2213295
Price	\$459,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,518
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	280 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks
Appliances	Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony
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Lot Description	Other
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 19th, 2025
Days on Market	15
Zoning	R5

### **Listing Details**

Listing Office	Royal LePage METRO
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