

\$400,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2223451

\$400,000

2 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience.

The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level – no more hauling baskets up and down stairs!

What truly sets this home apart? This unit has a basement (unfinished) – a coveted feature in this complex – with soaring 9-foot ceilings, providing a blank canvas to create your dream space!

Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths.

This is more than a townhome – it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!

Built in 2019

Essential Information



MLS® #	A2223451
Price	\$400,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	495 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Additional Parking, Driveway, Single Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Courtyard, Playground, Private Entrance
Lot Description	Landscaped, Lawn, Level, Street Lighting

Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 22nd, 2025
Days on Market	31
Zoning	R5

Listing Details

Listing Office	eXp Realty
----------------	------------

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.