

# \$459,900 - 394 Canals Crossing Sw, Airdrie

MLS® #A2228341

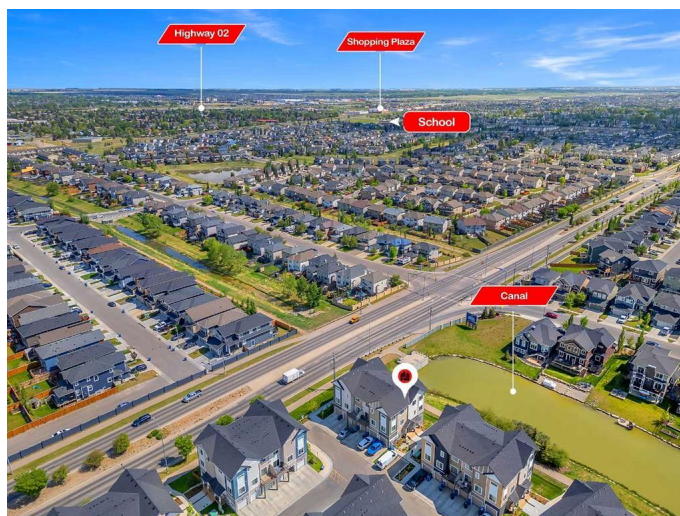
**\$459,900**

3 Bedroom, 2.00 Bathroom, 1,575 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

CORNER UNIT! LOW CONDO FEES!!  
BREATHTAKING CANAL VIEWS!! 3 BED -  
2.5 BATH!! SEMI-DETACHED HOME WITH  
ATTACHED GARAGE & VISITOR PARKING  
IN FRONT!! 1500+ SQFT OF LIVING SPACE  
IN BEAUTIFUL CANALS! This stunning  
3-LEVEL HOME offers space, style and an  
unbeatable location with views youâ€™ll fall in  
love with! Step inside from the ATTACHED  
GARAGE and head up to the bright and open  
MAIN FLOOR where you'll find a spacious  
kitchen, dining area and living roomâ€™all  
flowing together with ease. Large windows fill  
the space with natural light, and the deck off  
the kitchen offers STUNNING VIEWS OF THE  
CANALâ€™your own peaceful retreat with  
walking trails just steps away! The kitchen is  
loaded with cabinetry and a central island  
perfect for prepping, hosting or casual meals.  
A 2PC bath completes this level. Head  
upstairs to find 3 COMFORTABLE  
BEDROOMS and 2 FULL BATHSâ€™including  
a PRIMARY SUITE with a WALK-IN CLOSET  
and a 4PC ENSUITE! Two more bedrooms  
share another full bath, and the CONVENIENT  
UPPER FLOOR LAUNDRY makes everyday  
life a breeze. With LOW CONDO FEES, an  
ATTACHED GARAGE, ADDITIONAL VISITOR  
PARKING and direct access to green space,  
walking trails, and the canalâ€™this is the  
perfect blend of function, beauty, and lifestyle.  
CANAL-SIDE LIVING NEVER LOOKED THIS  
GOODâ€™COME EXPERIENCE IT FOR  
YOURSELF!



Built in 2024

**Essential Information**

MLS® #	A2228341
Price	\$459,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,575
Acres	0.00
Year Built	2024
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	394 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L4

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Kitchen Island, Open Floorplan
Appliances	Dryer, Electric Oven, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

**Exterior**

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	June 5th, 2025
Days on Market	12
Zoning	R5

**Listing Details**

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¸ MLS® System. Pillar 9â„¸ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLS®, Multiple Listing Service® 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.