

# \$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	74

Zoning                      R5

**Listing Details**

Listing Office              eXp Realty

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