

\$419,999 - 546 Canals Crossing Sw, Airdrie

MLS® #A2194716

\$419,999

2 Bedroom, 3.00 Bathroom, 1,371 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Modern Townhome in The Canals â€“
Airdrieâ€™s Most Sought-After Neighborhood

?? Location: The Canals, Airdrie

?? Bedrooms: 2 + Den

?? Bathrooms: 2.5

?? Parking: [Garage/Driveway]

?? Property Highlights:

? Spacious Open-Concept Living â€“ Massive windows, soaring 9â€™ ceilings, and abundant natural light

? Gourmet Kitchen â€“ Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Islandâ€”perfect for casual dining and entertaining

? Private Balcony â€“ Enjoy sunny days with outdoor relaxation just off the kitchen

? Primary Suite Retreat â€“ Large bedroom with ensuite featuring modern granite counters

? Additional Bedroom & Full Bath â€“

Spacious second bedroom with a full bathroom across the hall

? Convenient Laundry â€“ Full-size washer & dryer on the third floor

? Versatile Main Floor Den â€“ Ideal for a home office, gym, or additional living space

?? Prime Location:

?? Situated in the heart of Airdrie, this home is steps away from:

? Coffee Shops | ?? Grocery Stores | ??

Scenic Canal-Side Trails

?? Donâ€™t Miss This Opportunity! This



townhome offers modern elegance and unbeatable convenience.

Built in 2020

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2194716 |
| Price | \$419,999 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,371 |
| Acres | 0.00 |
| Year Built | 2020 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 3 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 546 Canals Crossing Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B 4L3 |

Amenities

| | |
|----------------|------------------------------------|
| Amenities | Playground, Trash, Visitor Parking |
| Parking Spaces | 2 |
| Parking | Single Garage Attached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage |
| Appliances | Convection Oven, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |

| | |
|----------|------------|
| Heating | Forced Air |
| Cooling | None |
| Basement | None |

Exterior

| | |
|-------------------|------------------------------|
| Exterior Features | Private Entrance |
| Lot Description | Backs on to Park/Green Space |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 14th, 2025 |
| Days on Market | 71 |
| Zoning | R5 |

Listing Details

| | |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|



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