

# \$565,000 - 1046 Channelside Way Sw, Airdrie

MLS® #A2218698

**\$565,000**

3 Bedroom, 3.00 Bathroom, 1,138 sqft  
Residential on 0.09 Acres

Canals, Airdrie, Alberta

Welcome to 1046 Channelside Way, a beautifully finished bungalow in the heart of Airdrie. From the moment you walk through the front door, the soaring vaulted ceilings create a grand and open atmosphere. Warm hardwood floors flow throughout the main living space and into the well-appointed kitchen, where you'll find ample counter space and generous storage—perfect for day-to-day living and entertaining. The inviting living area features a cozy three-sided fireplace, ideal for family gatherings or quiet evenings at home.

The primary bedroom is spacious and comfortable, complete with a walk-in closet and a private four-piece ensuite. Downstairs offers even more living space with a large recreation area, an additional bedroom, a full bathroom, and plenty of storage for all your needs. Step outside to your private backyard oasis, where a two-level deck offers sun-filled days and the perfect setting for barbecues or relaxing in the warm weather. Central air conditioning is already in place to keep you cool and comfortable all summer long.

Situated on a quiet, family-friendly street, this home is just a short walk to shops, schools, and everyday amenities. You're also only steps away from the scenic walking and biking path that winds through the neighborhood. Don't miss your chance to own this fantastic home—call today to book your private showing.



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218698    |
| Price          | \$565,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,138       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1046 Channelside Way Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 3H9                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | High Ceilings, Kitchen Island, No Smoking Home                                      |
| Appliances        | Dishwasher, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Electric Stove |
| Heating           | Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Three-Sided  |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Private Yard                    |
| Lot Description   | Back Yard, No Neighbours Behind |
| Roof              | Asphalt Shingle                 |
| Construction      | Wood Frame                      |
| Foundation        | Poured Concrete                 |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 7th, 2025 |
| Days on Market | 113           |
| Zoning         | R1            |

## Listing Details

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

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