

# \$400,000 - 282 Canals Crossing Sw, Airdrie

MLS® #A2238094

**\$400,000**

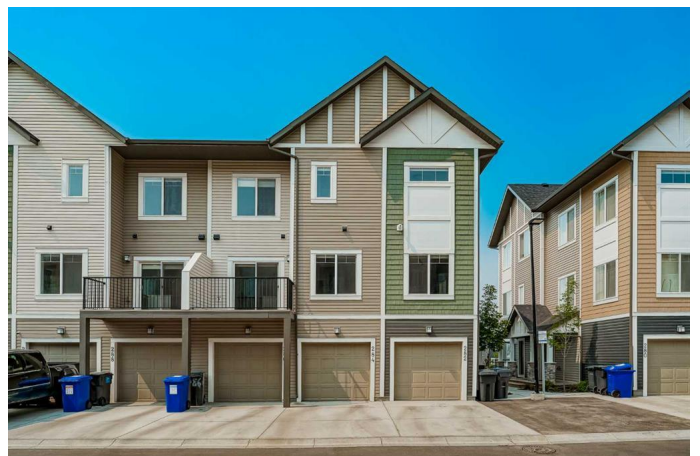
3 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to 282 Canals Crossing. This well-kept turnkey townhome by Slokker Homes shows as new and has many features youâ€™ll love within the over 1500 sq. ft. of living space. Outside the entrance, you have a front porch and a view of the canal with a fantastic walking path adjacent. Inside the homeâ€™s front entrance is private access to the single attached garage and a driveway for additional vehicle. On the main living floor, youâ€™ll enjoy the open concept design, ideal for entertaining or relaxing, with 10-foot ceilings, luxury vinyl plank flooring, and a dedicated dining space. The unbelievable kitchen is a main focal point with an oversized island with quartz countertops and breakfast bar seating, stainless steel appliances and an abundance of storage with beautiful modern cabinets. Step out from your kitchen onto your well-sized balcony ready for your patio furniture and perfectly located for summer BBQing. On the upper level enjoy 3 well-sized bedrooms including your primary retreat with 4-piece ensuite. This level is completed with another full bathroom and conveniently located laundry. Canals is a wonderful neighbourhood in central Airdrie with easy access to a multitude of amenities, schools, shopping, parks, walking/biking paths and playgrounds. Enjoy a perfect blend of convenience, affordability, low maintenance living with low condo fees with this exceptional property.

Built in 2023



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2238094          |
| Price          | \$400,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 3.00              |
| Full Baths     | 2                 |
| Half Baths     | 1                 |
| Square Footage | 1,508             |
| Acres          | 0.00              |
| Year Built     | 2023              |
| Type           | Residential       |
| Sub-Type       | Row/Townhouse     |
| Style          | Stacked Townhouse |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 282 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B4L3                 |

## Amenities

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

## Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Stone Counters, Walk-In Closet(s)                                                |
| Appliances        | Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                                       |
| Cooling           | None                                                                                                             |
| Basement          | None                                                                                                             |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Balcony, Private Entrance |
|-------------------|---------------------------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Street Lighting          |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 8th, 2025 |
| Days on Market | 1              |
| Zoning         | R5             |

**Listing Details**

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

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