

# \$399,900 - 456 Canals Crossing Sw, Airdrie

MLS® #A2223563

**\$399,900**

2 Bedroom, 3.00 Bathroom, 1,399 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully designed 2023 build townhouse in the highly sought-after Canals community in Airdrie. Offering 1,399 sq ft of thoughtfully planned living space across three levels, this home perfectly balances style and functionality. Step into the bright and airy main floor, where 9' ceilings and an open-concept layout are complemented by an abundance of natural light. The modern kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, soft-close cabinetry, and a large central island—ideal for entertaining or casual family meals. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and ample closet space, offering privacy and comfort. A versatile den and a convenient half bath are located on the entry level, adjacent to the attached garage with a full driveway—perfect for guests or a home office setup. Located just steps from shops, grocery stores, and scenic walking trails along the canals, this home offers the perfect mix of convenience and charm. Don't miss the virtual tour — your next home is waiting!

Built in 2023

## Essential Information

MLS® # A2223563

Price \$399,900

Bedrooms 2



|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,399         |
| Acres          | 0.00          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 456 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, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings     |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | None                                                                                             |
| Basement          | None                                                                                             |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Balcony                  |
| Lot Description   | Front Yard, Landscaped   |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 22nd, 2025  
Days on Market                23  
Zoning                              R5

**Listing Details**

Listing Office                    Real Estate Professionals Inc.

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