

# \$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!

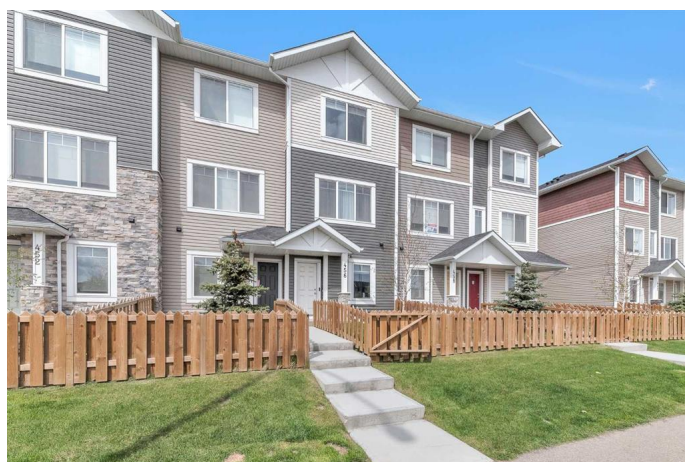
Built in 2023

## 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            54

Zoning                        R5

### **Listing Details**

Listing Office               Real Estate Professionals Inc.

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