

# \$410,000 - 549 Canals Crossing Sw, Airdrie

MLS® #A2238495

**\$410,000**

2 Bedroom, 3.00 Bathroom, 1,062 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully townhome within a favorably complex. Arrive at the front to a good size veranda where you can sit and enjoy quiet evenings or watch your kids playing outside. Open the door to a nice laminate flooring on the main-floor and stairs, upstairs floors are carpeted, Bathroom floors are linoleum. This townhome features 2 bedrooms and 2.5 bathrooms, a fully functional kitchen with a nice size island and lots of cupboard space comes with four appliances, just across from the kitchen is a nice size living room where you can relax while cooking, an open-concept vibe giving the space more light, 2 piece power room just behind the kitchen and when coming in from the single attached garage which also feature a parking pad for an additional space, the laundry room in conveniently situated on the upper floor. This location features schools, parks, pathway and a variety of amenities. This home is perfect for first-time home buyer, investor or someone looking to downsize. Call today for your private viewing

Built in 2021

## Essential Information

MLS® #	A2238495
Price	\$410,000
Bedrooms	2
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,062
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	549 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### **Amenities**

Amenities	Park, Playground, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	High Ceilings, Kitchen Island
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	July 10th, 2025
Days on Market	42
Zoning	R5

## **Listing Details**

Listing Office	URBAN-REALTY.ca
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