

# \$414,900 - 384 Canals Crossing Sw, Airdrie

MLS® #A2256307

**\$414,900**

3 Bedroom, 3.00 Bathroom, 1,360 sqft  
Residential on 0.04 Acres

Canals, Airdrie, Alberta

| \$10,000 PRICE DROP | Welcome to this stunning home, designed with style and functionality in mind with A/C Included. The open-concept main living area is filled with natural light from expansive windows and elevated by soaring 9-foot ceilings. A spacious main-floor den offers the flexibility to create a home office, study, or multipurpose room.

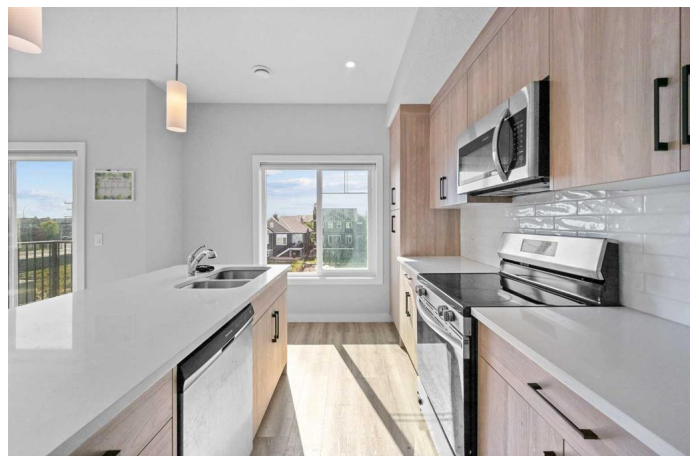
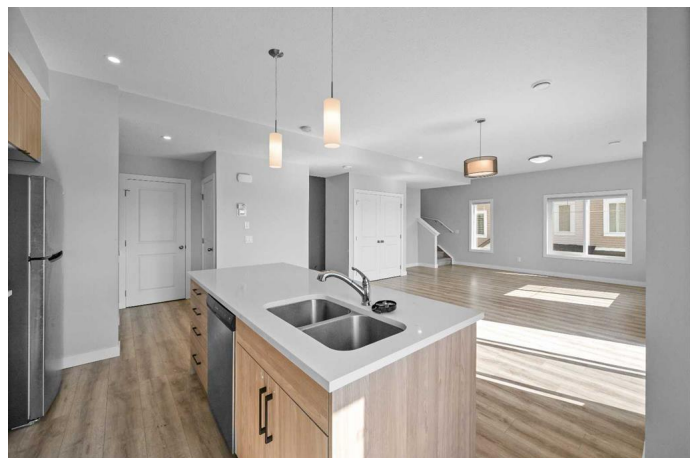
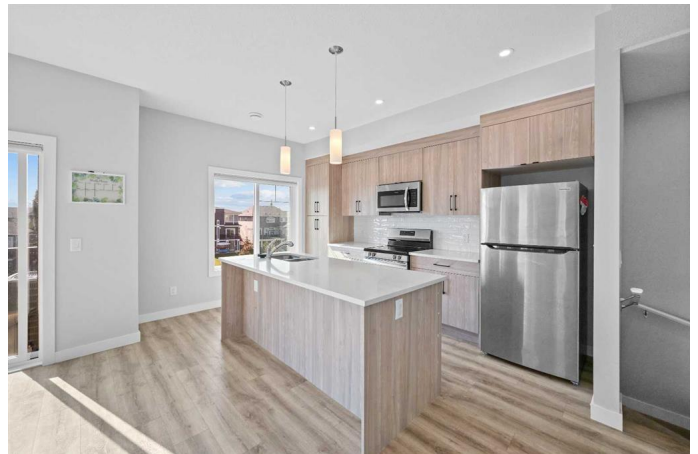
At the heart of the home, the upgraded kitchen impresses with elegant QUARTZ countertops, a large island ideal for casual dining, and direct access to a private balcony—perfect for enjoying sunny days. With upgraded/custom pick on cabinets.

Upstairs, the primary suite provides a generous retreat complete with an ensuite featuring sleek QUARTZ finishes. A second large bedroom and a full bathroom sit across the hall, while a conveniently located laundry closet with a full-size washer and dryer adds everyday practicality.

Perfectly combining comfort and convenience, this home is set in an unbeatable location—just steps from coffee shops, a grocery store, and scenic canal-side walking trails.

Built in 2023

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2256307      |
| Price          | \$414,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,360         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 384 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

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

### Interior

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                     |
| Cooling           | Central Air                                                                                                                 |
| Basement          | None                                                                                                                        |

### Exterior

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

|                 |                                                                           |
|-----------------|---------------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Views |
| Roof            | Asphalt Shingle                                                           |
| Construction    | Wood Frame                                                                |
| Foundation      | Poured Concrete                                                           |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 16th, 2025 |
| Days on Market | 27                   |
| Zoning         | R5                   |

### **Listing Details**

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

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