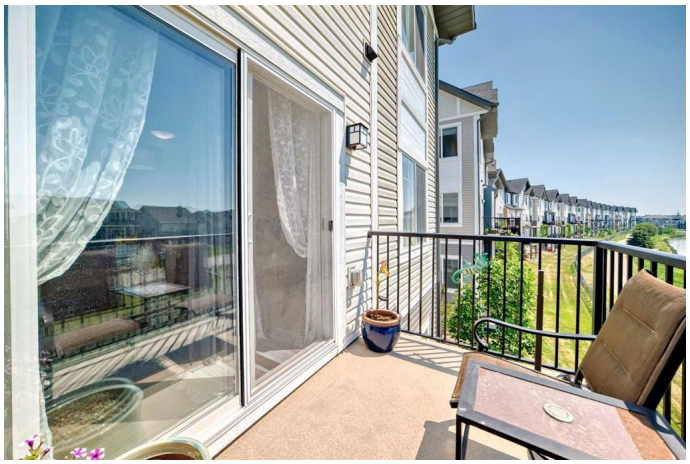
$439,900 - 252 Canals Crossing Sw, Airdrie

MLS® #A2229976

$439,900
3 Bedroom, 3.00 Bathroom, 1,406 sqft
Residential on 0.04 Acres



Canals, Airdrie, Alberta

Discover 252 Canals Crossing, a premier END-UNIT with stunning SOUTH-WEST FACING CANAL VIEWS from its balcony! This Stacked Townhome has numerous windows, offering plenty of natural light and sunshine! The open-concept main floor boasts 9ft ceilings, luxury vinyl plank flooring, sleek shaker-style cabinets, stainless steel appliances, quartz countertops, and a spacious island perfect for entertaining. An added feature, this main level features a cozy ELECTRIC FIREPLACE, and directly above it, a great spot to mount a TV for watching the game, or enjoying a movie night! Upstairs, the serene primary bedroom OVERLOOKS THE CANAL, featuring a 4-piece ensuite, quartz counters, and a generous walk-in closet. Two additional well-sized bedrooms also enjoy CANAL VIEWS. The upper level includes a convenient laundry, a 4-piece bathroom, and a linen closet. A single attached garage with driveway parking. Steps away from the CANAL and its pathway system which is a popular canoe, kayak and paddle boarding spot! Enjoy everything this wonderful community in Airdrie has to offer! Close to parks, pathways, schools, shopping, and dining, this home blends luxury and convenience. Call your favorite realtor to schedule a viewing today!

Built in 2022

Essential Information

MLS® #	A2229976
Price	$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.04
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	252 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island
Appliances	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2025
Days on Market	53
Zoning	R5

Listing Details

Listing Office	Rhinorealty

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