

# \$399,200 - 458 Canal Crossing Sw, Airdrie

MLS® #A2188098

**\$399,200**

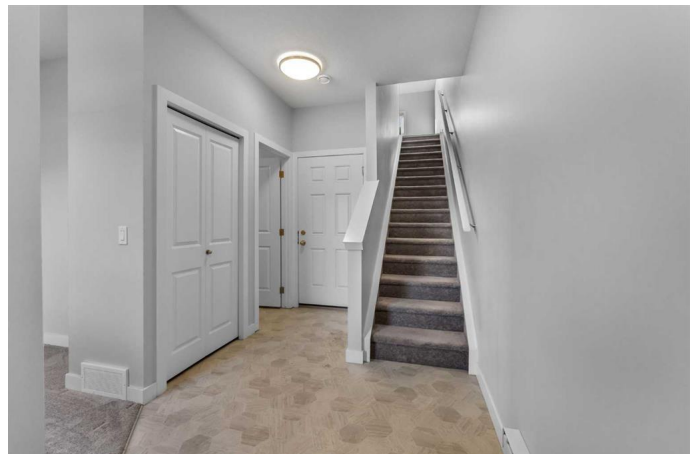
2 Bedroom, 3.00 Bathroom, 1,387 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this charming 2-bedroom, 3-bathroom townhome in the highly desirable community of Canals in Airdrie, offering IMMEDIATE POSSESSION! This thoughtfully designed home features a SINGLE ATTACHED GARAGE and a practical, open layout with modern finishes throughout. Upon entering, you'll be greeted by a spacious den on the entry level—perfect for a home office or additional living space. A convenient 2-piece bathroom and access to the attached garage are also located on this floor, along with a PRIVATE FRONT YARD, offering a peaceful outdoor retreat.

The main level boasts stunning LUXURY VINYL FLOORING that flows seamlessly throughout, creating a modern and inviting atmosphere. The stylish kitchen is equipped with stainless steel appliances, including a refrigerator, microwave hood fan, dishwasher, and electric oven. Quartz countertops, a kitchen island, and ample cabinetry provide both elegance and functionality. The open-concept living and dining areas are filled with natural light, thanks to east and west-facing windows in the living room, making it an ideal space for entertaining or relaxing. A glass patio door leads to your private balcony, perfect for enjoying summer evenings.

Upstairs, you'll find two comfortable bedrooms and two bathrooms, both with quartz countertops. The primary bedroom boasts



his-and-her closets and a 4-piece ensuite. A second bedroom, 4-piece bath, and convenient upper-level laundry complete this floor. With air conditioning throughout, youâ€™ll stay cool all summer long.

This townhome is ideally located in the vibrant Canals community, with easy access to playgrounds, schools, shopping, dining, and moreâ€”all within walking distance. Deerfoot Trail is just minutes away, providing a quick commute to downtown Calgary. CrossIron Mills Mall and the Calgary International Airport are also nearby, offering convenient shopping and travel options.

Donâ€™t miss your chance to own this beautiful townhome in Canals. Book your showing today and make this stunning home yours!

Built in 2023

### Essential Information

MLS® #	A2188098
Price	\$399,200
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,387
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	458 Canal Crossing Sw
Subdivision	Canals

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### **Amenities**

Amenities	Secured Parking, Trash, Visitor Parking, Snow Removal
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 29th, 2025
Days on Market	65
Zoning	R5

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.