

# \$399,800 - 370 Canals Crossing Sw, Airdrie

MLS® #A2253199

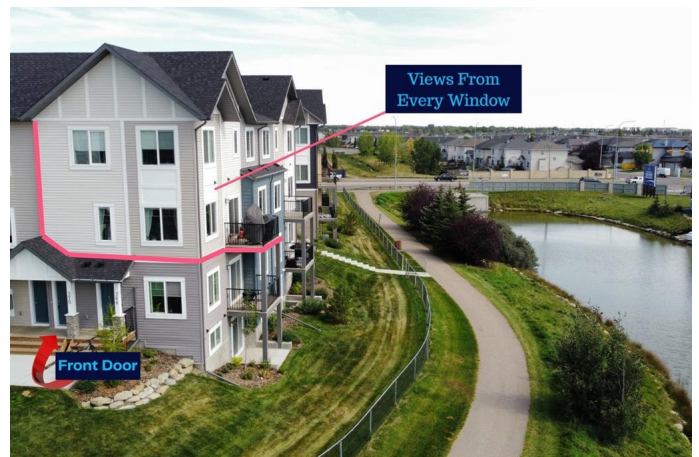
**\$399,800**

2 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to Canals Crossing, where modern living meets everyday convenience. Perfect for first-time buyers, investors, or those looking to downsize, this beautifully upgraded townhouse combines functionality, style, and unbeatable value, plus stunning canal views from every window. Step inside and you'll be greeted by luxury vinyl plank flooring throughout the main living areas, creating a seamless and contemporary flow. The heart of the home is the designer kitchen, featuring quartz countertops, striking two-tone cabinetry, stainless steel appliances with a gas range, and a mosaic tile backsplash. Sleek black hardware and fixtures elevate the space with a modern, polished look. The open layout makes entertaining effortless, with the kitchen flowing easily into the dining and living spaces. Upstairs, you'll love the dual primary suites, each with a walk-in closet and its own private ensuite. The primary retreat features dual sinks, a soaker tub, and a walk-in shower, while the second bedroom includes a stylish 4-piece bath. A dedicated home office nook and convenient laundry on the upper level add to the thoughtful design. Additional highlights include central air conditioning for year-round comfort, a single attached garage, upgraded lighting and custom mirrors, and the option to include the living room entertainment unit with wall-mounted TV. Located close to schools, shopping & restaurants with the added bonus of the canal being the perfect summer Kayak & Paddleboard spot! Whether you're



looking for your first home, an income property, or a right-sized lifestyle, this townhome delivers it all with canal view living in the heart of Airdrie.

Built in 2023

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2253199      |
| Price          | \$399,800     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,522         |
| Acres          | 0.04          |
| Year Built     | 2023          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 370 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L4                |

**Amenities**

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

**Interior**

|                   |                                                                                   |
|-------------------|-----------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) |
|-------------------|-----------------------------------------------------------------------------------|

|            |                                                                                                                                     |
|------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Appliances | Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating    | Forced Air                                                                                                                          |
| Cooling    | Central Air                                                                                                                         |
| Basement   | None                                                                                                                                |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony               |
| Lot Description   | Views                 |
| Roof              | Asphalt Shingle       |
| Construction      | Wood Frame            |
| Foundation        | Poured Concrete, Slab |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 15                  |
| Zoning         | R5                  |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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