

# \$425,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2216564

**\$425,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

OPEN HOUSE - SUNDAY, MAY 11 -  
2:30pm-4:30pm. Stylish and functional gem  
nestled in a highly sought-after complex! This  
well-appointed home features two primary  
bedrooms, each complete with a private  
ensuite, offering the ultimate in comfort and  
convenience.

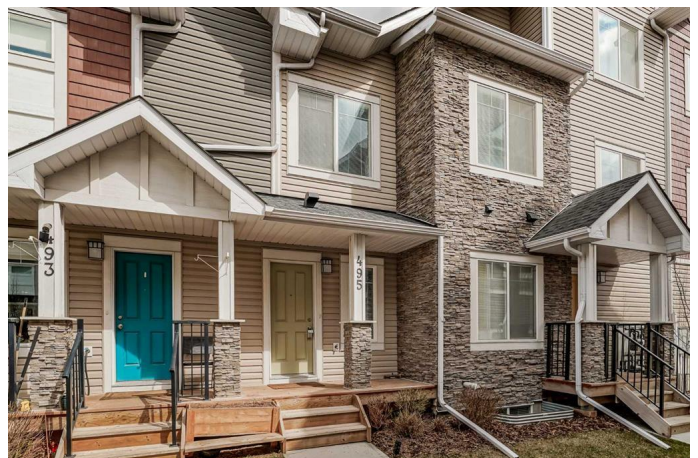
The bright and open main floor boasts sleek  
vinyl flooring, a modern kitchen with stainless  
steel appliances, and a seamless layout  
perfect for both relaxing and entertaining.  
Head upstairs to find laundry thoughtfully  
located on the upper level – no more hauling  
baskets up and down stairs!

What truly sets this home apart? This unit has  
a basement (unfinished) – a coveted feature  
in this complex – with soaring 9-foot ceilings,  
providing a blank canvas to create your dream  
space!

Enjoy the ease of a single attached garage  
and room on the driveway for another vehicle.  
A prime location just steps from top-rated  
schools, shops, restaurants, playgrounds, and  
walking paths.

This is more than a townhome – it's a  
smart investment in lifestyle and potential.  
Don't miss your chance to own this  
one-of-a-kind property!

Built in 2019



## Essential Information

MLS® #	A2216564
Price	\$425,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	495 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

## Amenities

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

## Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Courtyard, Playground, Private Entrance
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Lot Description	Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 1st, 2025
Days on Market	18
Zoning	R5

### **Listing Details**

Listing Office	eXp Realty
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