# \$420,000 - 561 Canals Crossing Sw, Airdrie

MLS® #A2248909

# \$420,000

2 Bedroom, 3.00 Bathroom, 1,170 sqft Residential on 0.03 Acres

Canals, Airdrie, Alberta

If you've been waiting for a townhouse that feels like home from the moment you step inside, this is it. Immaculate, upgraded, and styled to perfection, this 1,170 sq. ft. 2-bedroom, 2.5-bath home stands out from the rest.

The main floor's open concept layout is bright and airy, anchored by a designer kitchen with quartz counters, a large island, and quality finishes. Even the flooring and tile have been upgraded, adding style and durability throughout. A welcoming front porch, custom feature walls, and a rear mud room leading to the attached garage add both function and flair.

Upstairs, two spacious bedrooms each have direct access to a full bathroom. The primary suite boasts a walk-through closet and private ensuite with an oversized stand-up shower. Convenient upper laundry and thoughtful storage make everyday life easier.

The basement is ready for your future plans, while low condo fees and remaining builder's warranty give you peace of mind. Outside, you're steps to walking paths, parks, playgrounds, and the canal, with schools, shopping, and dining nearby. Every detail is done, all that's left is for you to move in and enjoy.







Built in 2021

#### **Essential Information**

MLS® # A2248909 Price \$420,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,170
Acres 0.03
Year Built 2021

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 561 Canals Crossing Sw

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4L3

#### **Amenities**

Amenities Community Gardens, Park, Playground, Snow Removal, Trash, Visitor

Parking

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No

Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump

Pump(s), Vinyl Windows

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator,

Washer/Dryer Stacked, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Full, Unfinished

### **Exterior**

Exterior Features Private Entrance

Lot Description Landscaped

Roof Asphalt Shingle

Construction Stone, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed August 16th, 2025

Days on Market 63

Zoning R5

# **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.