

# \$439,900 - 476 Canals Crossing Sw, Airdrie

MLS® #A2206098

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,459 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Welcome to this beautiful End Unit townhouse built by Slokker Homes, located in the heart of Airdrie with a low condo fee! This three-level home features 3 bedrooms, a spacious office, and 2.5 bathrooms. The main floor offers a welcoming office space and a convenient 2-piece bath.

The second floor boasts 9-ft ceilings and an open, bright layout. The dining area seamlessly connects to the living room and kitchen, which has been upgraded with stainless steel appliances, a gas stove, quartz countertops, ample cabinetry, and a kitchen island—perfect for cooking and entertaining.

Upstairs, you'll find a master bedroom with a 3-piece ensuite bathroom and two closets. Additionally, there are two more bedrooms, a 4-piece bathroom, and a convenient laundry room.

Outside, enjoy your fenced front yard, and benefit from the attached garage with a driveway that accommodates a second parking space for you and your guests.

With walking distance to coffee shops, grocery stores, and scenic trails along the canals, this home offers both convenience and charm. Don't miss the 3D tour for an up-close look!

Built in 2021



## Essential Information

MLS® #	A2206098
Price	\$439,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,459
Acres	0.03
Year Built	2021
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	476 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

## Amenities

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

## Interior

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

## Exterior

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

### **Additional Information**

Date Listed	March 26th, 2025
Days on Market	16
Zoning	R5
HOA Fees Freq.	ANN

### **Listing Details**

Listing Office	Joyous Realty Inc.
----------------	--------------------

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.