

456 CANALS Crossing SW
Airdrie, Alberta

MLS # A2223563



\$399,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,399 sq.ft.	Age:	2023 (2 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions:	N/A
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Welcome to this beautifully designed 2023 build townhouse in the highly sought-after Canals community in Airdrie. Offering 1,399 sq ft of thoughtfully planned living space across three levels, this home perfectly balances style and functionality. Step into the bright and airy main floor, where 9’ ceilings and an open-concept layout are complemented by an abundance of natural light. The modern kitchen is a chef’s dream, featuring stainless steel appliances, quartz countertops, soft-close cabinetry, and a large central island—ideal for entertaining or casual family meals. Upstairs, you’ll find two spacious bedrooms, each with its own 4-piece ensuite and ample closet space, offering privacy and comfort. A versatile den and a convenient half bath are located on the entry level, adjacent to the attached garage with a full driveway—perfect for guests or a home office setup. Located just steps from shops, grocery stores, and scenic walking trails along the canals, this home offers the perfect mix of convenience and charm. Don’t miss the virtual tour – your next home is waiting!