

**604 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2231944**



**\$389,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Canals                 |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,082 sq.ft.           | <b>Age:</b>   | 2023 (2 yrs old) |
| <b>Beds:</b>     | 2                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Other                  |               |                  |

|                    |                                               |                   |        |
|--------------------|-----------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                    | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                               | <b>Condo Fee:</b> | \$ 260 |
| <b>Basement:</b>   | None, Partially Finished, Unfinished          | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                      | <b>Zoning:</b>    | R      |
| <b>Foundation:</b> | Poured Concrete                               | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home |                   |        |

|                    |      |
|--------------------|------|
| <b>Inclusions:</b> | None |
|--------------------|------|

Experience modern living at its finest in this beautifully maintained 2 bedroom, 2.5 bath stacked townhouse, ideally located in the highly sought-after Canals community of Airdrie. With 1,082 sq. ft. of thoughtfully designed living space, this home offers the perfect blend of comfort, functionality, and contemporary style. The open concept main floor welcomes you with durable vinyl plank flooring, a bright and spacious living room, and a sleek, modern kitchen perfect for both daily living and entertaining. Just off the entrance, a practical mudroom helps keep everything organized, leading directly to the attached garage for added convenience. Upstairs, enjoy cozy carpet throughout and two generously sized bedrooms, including a private primary retreat complete with a walk in closet and a 4 piece ensuite. A second full 4 piece bathroom on the upper floor offers added convenience for family or guests. You'll also love the upper level laundry and a main floor 2 piece powder room designed with guests in mind. The undeveloped basement provides exciting potential—ideal for a home office, gym, recreation space, or extra storage. Perfectly situated along 8th Street SW, this home puts you within minutes of everything you need. Enjoy nearby grocery stores, shopping, coffee shops, restaurants, schools, playgrounds, and scenic walking paths that wind through the beautiful Airdrie Canals. Whether you're a first-time buyer, down sizer, or simply looking for low maintenance living in a vibrant, family friendly neighbourhood, this home delivers exceptional value and everyday convenience. Move in ready and full of potential, it's the perfect place to call home.