

549 Canals Crossing SW
Airdrie, Alberta

MLS # A2238495



\$398,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,062 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island		

Inclusions: N/A

Welcome to this beautifully townhome within a favorably complex. Arrive at the front to a good size veranda where you can sit and enjoy quiet evenings or watch your kids playing outside. Open the door to a nice laminate flooring on the main-floor and stairs, upstairs floors are carpeted, Bathroom floors are linoleum. This townhome features 2 bedrooms and 2.5 bathrooms, a fully functional kitchen with a nice size island and lots of cupboard space comes with four appliances, just across from the kitchen is a nice size living room where you can relax while cooking, an open-concept vibe giving the space more light, 2 piece power room just behind the kitchen and when coming in from the single attached garage which also feature a parking pad for an additional space, the laundry room is conveniently situated on the upper floor. This location features schools, parks, pathway and a variety of amenities. This home is perfect for first-time home buyer, investor or someone looking to downsize. Call today for your private viewing