

\$399,800 - 370 Canals Crossing Sw, Airdrie

MLS® #A2253199

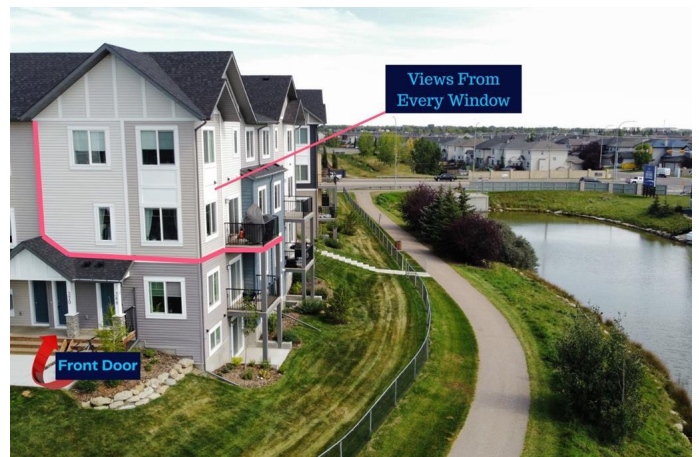
\$399,800

2 Bedroom, 3.00 Bathroom, 1,522 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to Canals Crossing, where modern living meets everyday convenience. Perfect for first-time buyers, investors, or those looking to downsize, this beautifully upgraded townhouse combines functionality, style, and unbeatable value, plus stunning canal views from every window. Step inside and you'll be greeted by luxury vinyl plank flooring throughout the main living areas, creating a seamless and contemporary flow. The heart of the home is the designer kitchen, featuring quartz countertops, striking two-tone cabinetry, stainless steel appliances with a gas range, and a mosaic tile backsplash. Sleek black hardware and fixtures elevate the space with a modern, polished look. The open layout makes entertaining effortless, with the kitchen flowing easily into the dining and living spaces. Upstairs, you'll love the dual primary suites, each with a walk-in closet and its own private ensuite. The primary retreat features dual sinks, a soaker tub, and a walk-in shower, while the second bedroom includes a stylish 4-piece bath. A dedicated home office nook and convenient laundry on the upper level add to the thoughtful design. Additional highlights include central air conditioning for year-round comfort, a single attached garage, upgraded lighting and custom mirrors, and the option to include the living room entertainment unit with wall-mounted TV. Located close to schools, shopping & restaurants with the added bonus of the canal being the perfect summer Kayak & Paddleboard spot! Whether you're



looking for your first home, an income property, or a right-sized lifestyle, this townhome delivers it all with canal view living in the heart of Airdrie.

Built in 2023

Essential Information

MLS® #	A2253199
Price	\$399,800
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,522
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	370 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L4

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

Interior

Interior Features	Breakfast Bar, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
-------------------	---

Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony
Lot Description	Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete, Slab

Additional Information

Date Listed	September 2nd, 2025
Days on Market	13
Zoning	R5

Listing Details

Listing Office	Real Broker
----------------	-------------

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.