

\$545,000 - 266 Canals Circle Sw, Airdrie

MLS® #A2259277

\$545,000

3 Bedroom, 2.00 Bathroom, 1,207 sqft
Residential on 0.10 Acres

Canals, Airdrie, Alberta

Don't miss this incredible opportunity to own a beautifully maintained 1,207 sq ft bungalow located in the sought-after community of The Canals. With exceptional curb appeal, mature landscaping, and a welcoming front porch, this home offers both comfort and character from the moment you arrive.

Step inside to discover a bright and open floor plan enhanced by vaulted ceilings, creating a spacious and airy ambiance throughout. The front living room is perfect for relaxing evenings, complete with a cozy gas fireplace for added warmth and charm.

The well-appointed kitchen features a generous breakfast bar, ample cabinetry, and a large corner pantry—ideal for everyday living and entertaining. Adjacent to the kitchen, the dining area comfortably accommodates a full dining set and provides access to your private backyard retreat.

The primary bedroom offers plenty of space for a king-size bed, along with a walk-in closet and a private ensuite. Two additional generously sized bedrooms, laundry room, and a full 4-piece bathroom complete the main level.

Enjoy the outdoors year-round in your beautifully landscaped, private backyard, featuring a built-in hot tub and low-maintenance composite decking—perfect



for entertaining or quiet evenings under the stars.

The expansive, undeveloped basement offers endless potential for future development, allowing you to tailor the space to your lifestyle needs. Additional features include an attached garage with pull-down ladder access to overhead storage.

Situated on a quiet road with park access just across the street and close proximity to the scenic canal pathways, this home offers a peaceful setting with convenient access to local shopping, schools, and amenities.

Contact your favourite real estate agent today to schedule your private showing!

Built in 2004

Essential Information

MLS® #	A2259277
Price	\$545,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,207
Acres	0.10
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	266 Canals Circle Sw
Subdivision	Canals
City	Airdrie
County	Airdrie

Province	Alberta
Postal Code	T4B 2Z6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Fruit Trees/Shrub(s), Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 23rd, 2025
Days on Market	1
Zoning	R1

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.