

# \$549,000 - 1046 Channelside Way Sw, Airdrie

MLS® #A2264035

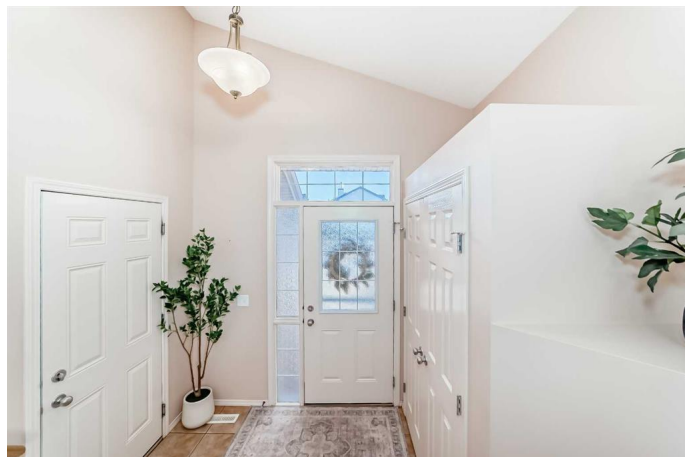
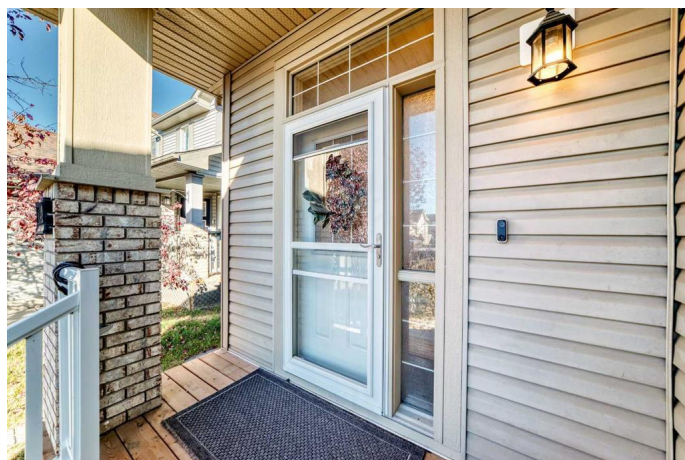
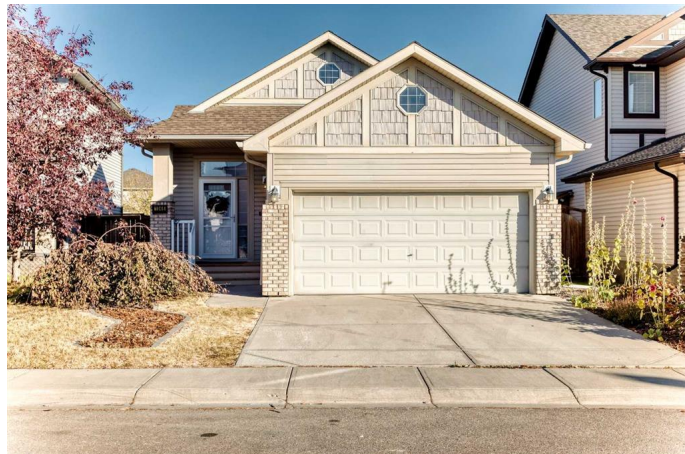
**\$549,000**

3 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Hello Gorgeous! Welcome home to this beautifully maintained 3 bedroom, 3 bathroom property offering over 1943 sq. ft. of fully developed living space. From the moment you step inside, youâ€™ll love the bright, welcoming atmosphere, highlighted by vaulted ceilings, hardwood floors, and an open-concept main floor designed for modern living. The inviting living room features a three-sided gas fireplace, creating a cozy ambiance that connects seamlessly to the kitchen and dining areas. The spacious primary bedroom offers a walk-in closet and four-piece ensuite, while a generous flex room on the main floor provides the perfect space for a home office, guest suite, or creative studio â€“ the possibilities are endless! Downstairs, the fully finished basement expands your living space with a large recreation area, second gas fireplace, additional bedroom, full bathroom, laundry room, and ample storage. Step outside to your private backyard oasis with a freshly stained, two-tier deck â€“ perfect for entertaining, barbecues, or simply relaxing. Additional features include air conditioning for year-round comfort. Nestled on a quiet, family-friendly street, this home is ideally located close to schools, parks, shopping, and Airdrieâ€™s extensive walking path system. This home truly has it all â€“ space, comfort, and a welcoming charm youâ€™ll feel the moment you walk in.



Built in 2005

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2264035    |
| Price          | \$549,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,143       |
| Acres          | 0.09        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1046 Channelside Way Sw |
| Subdivision | Canals                  |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B3H9                  |

## Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Double Garage Attached, Driveway, Garage Faces Front |
| # of Garages   | 2                                                    |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, No Smoking Home, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s)                   |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | Central Air                                                                                                             |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                       |
| Fireplaces        | Gas, Living Room, Mantle, Basement, Three-Sided                                                                         |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | Full |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                             |
| Lot Description   | Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot, Many Trees |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Vinyl Siding, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 12th, 2025 |
| Days on Market | 23                 |
| Zoning         | R1                 |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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