

\$385,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2233992

\$385,000

2 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Functional gem within a highly sought-after complex, presenting a rare opportunity for elevated living!

This meticulously appointed home offers the ultimate in comfort and convenience, featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom.

The bright and inviting main floor showcases a contemporary open-concept design, highlighted by sleek vinyl flooring and a modern kitchen equipped with premium stainless steel appliances. This seamless layout is perfectly crafted for both relaxed everyday living and effortless entertaining. Adding to the home's practicality, the laundry facilities are thoughtfully located on the upper level, eliminating the need to haul baskets up and down stairs.

What truly distinguishes this property is its unfinished basement with soaring 9-foot ceilings—a highly coveted feature unique to very few units within this complex. This expansive lower level provides an exceptional blank canvas, ready for you to customize and create your dream space, whether it be a media room, home gym, or additional living quarters.

Convenience extends outdoors with a single attached garage and additional parking space



on the driveway for a second vehicle. This townhome boasts a prime location, placing you just steps away from top-rated schools, a diverse array of shops and restaurants, vibrant playgrounds, and serene walking paths.

More than just a townhome, this property represents a smart investment in both lifestyle and undeniable potential. Do not miss your chance to own this one-of-a-kind residence that truly stands apart!

Built in 2019

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2233992 |
| Price | \$385,000 |
| Bedrooms | 2 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 1,153 |
| Acres | 0.03 |
| Year Built | 2019 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 495 Canals Crossing Sw |
| Subdivision | Canals |
| City | Airdrie |
| County | Airdrie |
| Province | Alberta |
| Postal Code | T4B4L3 |

Amenities

| | |
|----------------|--|
| Amenities | Park, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2 |

| | |
|--------------|--|
| Parking | Driveway, Single Garage Attached, Additional Parking |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, No Animal Home, No Smoking Home, Open Floorplan |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--|
| Exterior Features | Playground, Private Entrance, Courtyard |
| Lot Description | Landscaped, Lawn, Level, Street Lighting |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | June 24th, 2025 |
| Days on Market | 7 |
| Zoning | R5 |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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