

# \$395,000 - 358 Canals Crossing Sw, Airdrie

MLS® #A2258611

**\$395,000**

3 Bedroom, 3.00 Bathroom, 1,435 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

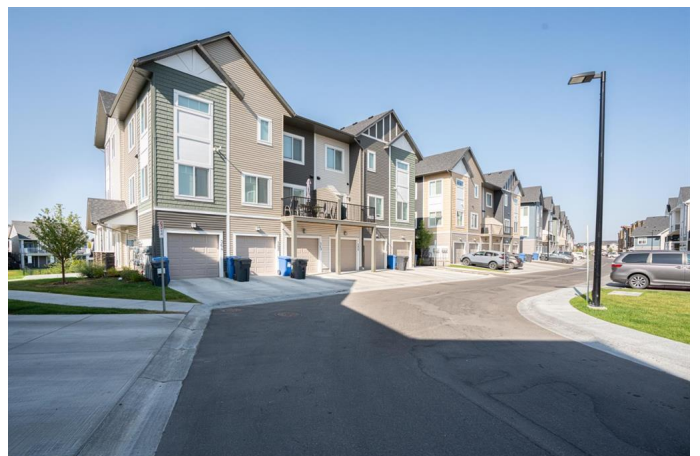
Waterfront Townhome with Stunning Canal Views in the Heart of Airdrie

Discover the perfect blend of elegance, comfort, and a serene natural setting in this beautifully designed townhome. With bright, open spaces and breathtaking canal views, it offers a true oasis of modern living.

A single-attached garage and plenty of visitor parking make hosting family and friends simple and convenient. Inside, a sun-filled open-concept main floor welcomes you with a spacious living room and a dining area that flows seamlessly into the gourmet kitchen. Generous counter space and an efficient layout make cooking and entertaining effortless. A handy two-piece powder room completes the main level.

Upstairs, the primary suite is your personal retreat with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full 4-piece bathroom provide comfort and flexibility for family, guests, or a home office.

Step outside to your private balcony and take in calming canal views—ideal for morning coffee, evening sunsets, or simply watching the ducks glide by. Scenic walking trails along the canal invite you to unwind and connect with nature right at your doorstep.



Whether you’re a first-time buyer, investor, or simply drawn to the ease of waterfront living, this townhome delivers exceptional value and an unmatched lifestyle. Homes like this rarely come to market – don’t miss the chance to make it yours.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2258611      |
| Price          | \$395,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,435         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 358 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B3J4                 |

Amenities

|                |                                                      |
|----------------|------------------------------------------------------|
| Amenities      | Snow Removal, Trash                                  |
| Parking Spaces | 2                                                    |
| Parking        | Driveway, Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                                    |

Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Basement          | None                                                                                          |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                   |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Veneer, Wood Frame                                                        |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 13                   |
| Zoning         | R5                   |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Royal LePage METRO |
|----------------|--------------------|

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