

# \$439,900 - 252 Canals Crossing Sw, Airdrie

MLS® #A2229976

**\$439,900**

3 Bedroom, 3.00 Bathroom, 1,406 sqft

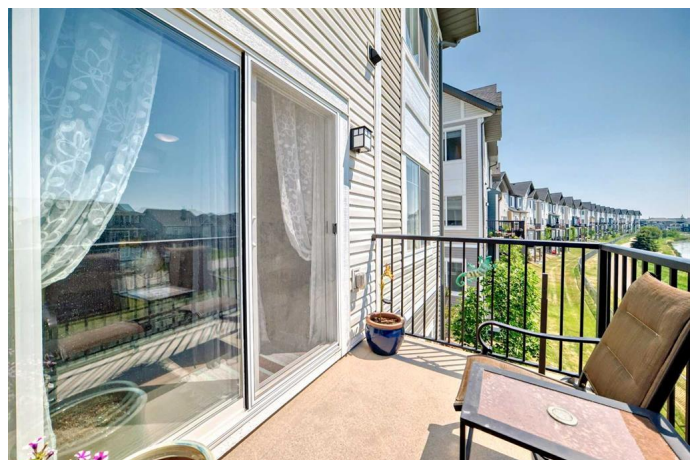
Residential on 0.04 Acres

Canals, Airdrie, Alberta

Discover 252 Canals Crossing, a premier END-UNIT with stunning SOUTH-WEST FACING CANAL VIEWS from its balcony! This Stacked Townhome has numerous windows, offering plenty of natural light and sunshine! The open-concept main floor boasts 9ft ceilings, luxury vinyl plank flooring, sleek shaker-style cabinets, stainless steel appliances, quartz countertops, and a spacious island perfect for entertaining. An added feature, this main level features a cozy ELECTRIC FIREPLACE, and directly above it, a great spot to mount a TV for watching the game, or enjoying a movie night! Upstairs, the serene primary bedroom OVERLOOKS THE CANAL, featuring a 4-piece ensuite, quartz counters, and a generous walk-in closet. Two additional well-sized bedrooms also enjoy CANAL VIEWS. The upper level includes a convenient laundry, a 4-piece bathroom, and a linen closet. A single attached garage with driveway parking. Steps away from the CANAL and its pathway system which is a popular canoe, kayak and paddle boarding spot! Enjoy everything this wonderful community in Airdrie has to offer! Close to parks, pathways, schools, shopping, and dining, this home blends luxury and convenience. Call your favorite realtor to schedule a viewing today!

Built in 2022

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2229976      |
| Price          | \$439,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,406         |
| Acres          | 0.04          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 252 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                               |
|-------------------|-------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Gas Stove |
| Heating           | Forced Air                                                                    |
| Cooling           | None                                                                          |
| Fireplace         | Yes                                                                           |
| # of Fireplaces   | 1                                                                             |
| Fireplaces        | Electric                                                                      |
| Basement          | None                                                                          |

### Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Balcony         |
| Lot Description   | Views           |
| Roof              | Asphalt Shingle |
| Construction      | Wood Frame      |
| Foundation        | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 11th, 2025 |
| Days on Market | 99              |
| Zoning         | R5              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Rhinorealty |
|----------------|-------------|

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