$424,900 - 384 Canals Crossing Sw, Airdrie

MLS® #A2256307

$424,900
3 Bedroom, 3.00 Bathroom, 1,360 sqft
Residential on 0.04 Acres

Canals, Airdrie, Alberta

Welcome to this stunning home, designed with style and functionality in mind with A/C Included. The open-concept main living area is filled with natural light from expansive windows and elevated by soaring 9-foot ceilings. A spacious main-floor den offers the flexibility to create a home office, study, or multipurpose room.

At the heart of the home, the upgraded kitchen impresses with elegant QUARTZ countertops, a large island ideal for casual dining, and direct access to a private balconyâ€”perfect for enjoying sunny days. With upgraded/custom pick on cabinets.

Upstairs, the primary suite provides a generous retreat complete with an ensuite featuring sleek QUARTZ finishes. A second large bedroom and a full bathroom sit across the hall, while a conveniently located laundry closet with a full-size washer and dryer adds everyday practicality.

Perfectly combining comfort and convenience, this home is set in an unbeatable locationâ€”just steps from coffee shops, a grocery store, and scenic canal-side walking trails.

Built in 2023

Essential Information

MLS® #	A2256307
Price	$424,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,360
Acres	0.04
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	384 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

Amenities

Amenities	Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Basement	None

Exterior

Exterior Features	Balcony, Private Entrance

Lot Description	Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, Views
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2025
Days on Market	2
Zoning	R5

Listing Details

Listing Office	eXp Realty

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