

# \$399,000 - 372 Canals Crossing Sw, Airdrie

MLS® #A2248071

**\$399,000**

3 Bedroom, 3.00 Bathroom, 1,417 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Gorgeous Townhome with Direct Canal Views in the Heart of Airdrie! WATERFRONT LIVING- Experience the ideal balance of elegance, comfort, and a serene natural setting in this thoughtfully crafted home.

With its bright, spacious layout and breathtaking canal views, this home is an oasis of modern living. Enjoy the convenience of a single-attached garage and additional visitor parking – perfect for hosting family and friends. Step inside and be welcomed by a BRIGHT and SPACIOUS open-concept main floor, where the gourmet kitchen becomes the heart of your home, offering generous counter space and a perfect layout for cooking and entertaining. The large living room and a sunny dining area provide a seamless flow, perfect for gatherings or cozy evenings. A convenient 2-piece powder room adds functionality to the main level. Upstairs, discover three generously sized bedrooms, including a luxurious PRIMARY SUITE complete with a walk-in closet and a private 4-piece ensuite – your personal sanctuary. Two additional bedrooms and another 4-piece bathroom ensure space and comfort for family members or guests.

The outdoor experience is truly unmatched – step out onto your PRIVATE BALCONY and embrace the calming views of the canal, where tranquil waters and colorful sunsets create a perfect setting for morning coffee or evening relaxation. Whether you're watching the ducks glide by or enjoying a peaceful walk along the



canal trails, this location offers a serene escape from the everyday. Homes like this are rare to find! Whether you’re a first-time buyer, looking for an investment property, or simply craving the lifestyle of living by the water, this townhome offers exceptional value and unparalleled quality of life.

Built in 2024

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2248071      |
| Price          | \$399,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,417         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

Community Information

|             |                        |
|-------------|------------------------|
| Address     | 372 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | t4b 4l3                |

Amenities

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

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | Quartz Counters                                                                               |
| 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      | Vinyl Siding, Wood Frame                                                  |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 14th, 2025 |
| Days on Market | 26                |
| Zoning         | R5                |

## Listing Details

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

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