

# \$439,000 - 528 Canals Crossing Sw, Airdrie

MLS® #A2211905

**\$439,000**

2 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.02 Acres

Canals, Airdrie, Alberta

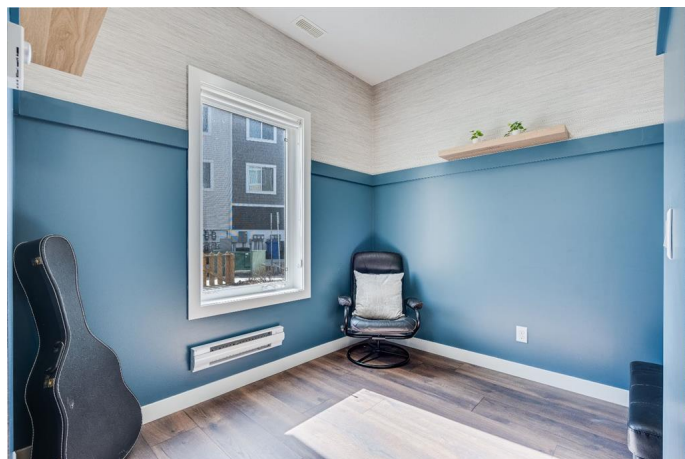
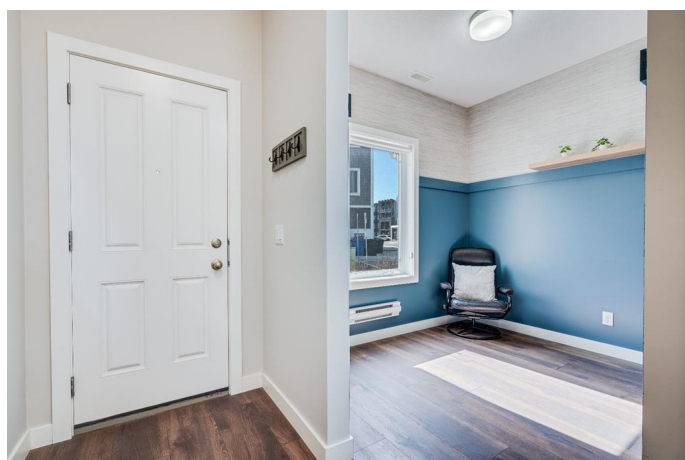
**OPEN HOUSE: SATURDAY APRIL 26TH 1-3PM.** Welcome to this beautifully styled townhouse located in the sought-after community of Canals in Airdrie. Offering 1,376 square feet of thoughtfully designed living space spread over three levels, this home perfectly blends function, comfort, and character.

Step inside to discover a bright, open-concept layout featuring unique upgrades you won't find elsewhere. From designer wallpaper and eye-catching light fixtures to classic chair rail detailing, charming touches have been added throughout, giving this home a warm and inviting personality.

This home offers two spacious bedrooms, each with generous closet space, and 2.5 bathrooms. The versatile bonus space on the entry level is perfect for a home office, gym, hobby room, or whatever you need it to be – the choice is yours.

Enjoy the convenience of an attached single-car garage and the lifestyle perks of being in a family-friendly complex just steps from walking trails, serene canals, and a variety of nearby amenities including shops, schools, and parks.

If you're looking for a home with character, modern touches, and an unbeatable location, this is the one for you!



Built in 2018

## Essential Information

MLS® #	A2211905
Price	\$439,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,377
Acres	0.02
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	528 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

## Amenities

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

## Interior

Interior Features	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None

Basement                      None

**Exterior**

Exterior Features      Balcony, BBQ gas line  
Lot Description        Front Yard, Landscaped, Level  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              April 15th, 2025  
Days on Market        12  
Zoning                    R5

**Listing Details**

Listing Office            Real Broker

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.