

\$399,000 - 485 Canals Crossing Sw, Airdrie

MLS® #A2236374

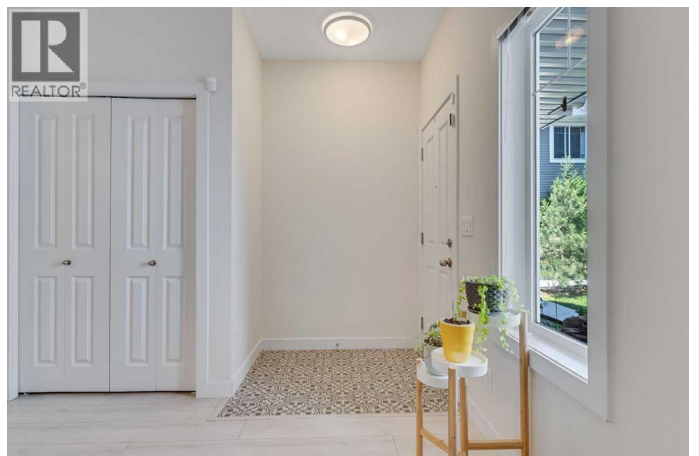
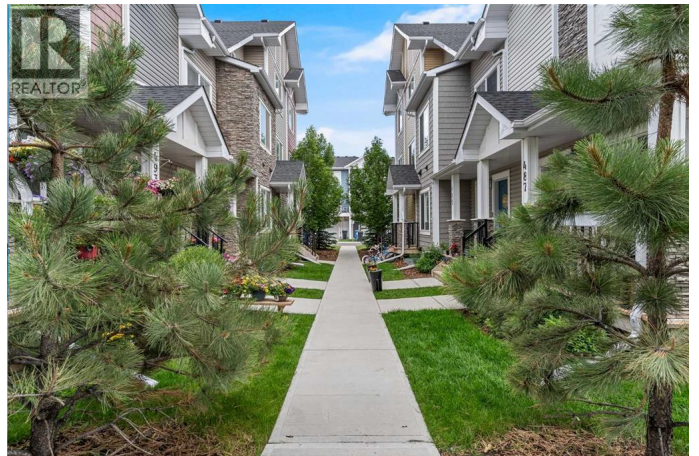
\$399,000

2 Bedroom, 3.00 Bathroom, 1,161 sqft

Single Family on 0.04 Acres

Canals, Airdrie, Alberta

Imagine waking up and starting your day with a peaceful walk along the water, coffee in hand, and the gentle sounds of the Canals just steps away. Welcome to 485 Canals Crossing SW—a stylish townhome offering more than just a place to live, but a lifestyle you’ll love. Located in one of Airdrie’s most walkable and scenic communities, this 2-bed, 2.5-bath home puts you close to everything—grocery stores, local cafés, restaurants, fitness centres, schools, and green space. Whether you’re running errands or catching up with friends, everything you need is just around the corner. Inside, the bright and airy main floor features 9’ ceilings, large windows, and a modern kitchen with quartz countertops, stainless steel appliances, and plenty of space to cook, entertain, or simply unwind. Upstairs, you’ll find two generous bedrooms, each with their own bathroom, plus convenient upper-floor laundry. The rare undeveloped basement is a blank canvas—ready for your personal touch, whether that’s a home gym, office, extra living space, or creative studio. You’ll also love the attached garage, driveway parking, and front patio—perfect for enjoying sunny afternoons in this vibrant, connected neighbourhood. Whether you’re buying your first home, simplifying your lifestyle, or investing in a growing area—this home delivers on comfort, style, and future potential. Come see what life is like in the



Canals. Book your showing today! (id:6289)

Built in 2019

Essential Information

Listing #	A2236374
Price	\$399,000
Bedrooms	2
Bathrooms	3.00
Half Baths	1
Square Footage	1,161
Acres	0.04
Year Built	2019
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	485 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B4L3

Amenities

Amenities	Playground, Schools, Shopping
Features	No Animal Home, Level, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Humidifier, Window Coverings, Garage door opener, Washer & Dryer
Heating	Forced air
Cooling	None
# of Stories	2

Exterior

Foundation	Poured Concrete, Slab
------------	-----------------------

Listing Details

Listing Office

eXp Realty



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. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 12:31am PDT