

# \$429,900 - 298 Canals Crossing, Airdrie

MLS® #A2253767

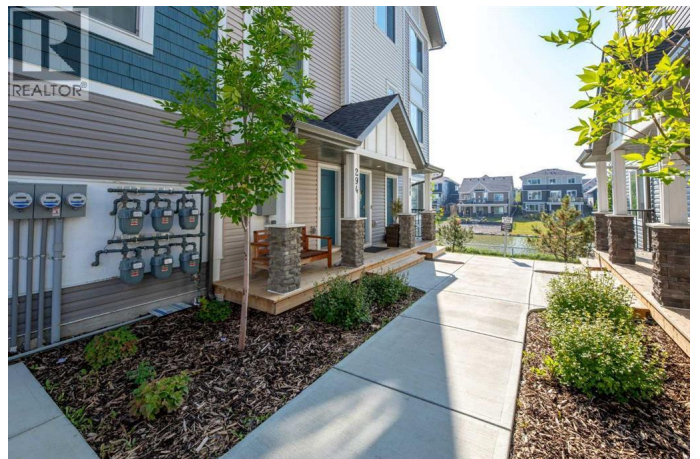
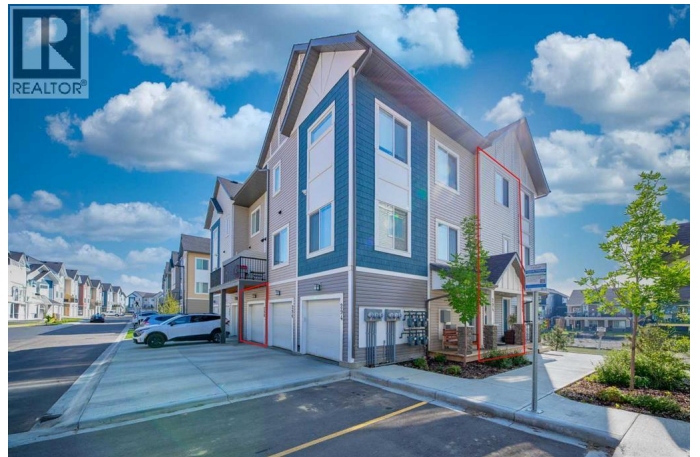
**\$429,900**

3 Bedroom, 3.00 Bathroom, 1,460 sqft

Single Family on 0.00 Acres

Canals, Airdrie, Alberta

Welcome to this beautifully appointed air conditioned corner unit townhome in the Canals community of Airdrie. Perfectly positioned to capture breathtaking canal and sunset views, this home offers the perfect blend of modern style, serene living and direct access to the canals, perfect for enjoying activities like paddle boarding or kayaking. Step into an open concept main floor with 9 ft ceilings, luxury vinyl plank flooring, and an abundance of natural light streaming through oversized windows. The contemporary kitchen features quartz countertops, stainless steel appliances, high-quality cabinetry, and a spacious dining area that flows seamlessly onto your private balcony, the ideal spot to unwind while overlooking the peaceful canals. Upstairs, you'll find 3 generous bedrooms, including a tranquil primary suite complete with canal views, a 3-piece ensuite, and a walk-in closet. A 4-piece bathroom and convenient stacked laundry complete the upper level. Additional features include a finished and insulated single attached garage, low-maintenance lifestyle and a beautifully landscaped community with walking paths and gardens. Located just minutes from downtown Airdrie's vibrant shopping and dining scene, this home also offers convenient access to top-rated schools, parks and playgrounds, dog parks, and the city's popular bike park. Enjoy easy connectivity to Highway 2 for quick commutes to Calgary or Edmonton, as well as nearby rural routes



perfect for weekend escapes to the mountains.  
Set in a peaceful, family-friendly  
neighbourhood, this home combines modern  
comfort with everyday convenience. (id:6289)

Built in 2023

**Essential Information**

Listing #	A2253767
Price	\$429,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,460
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	298 Canals Crossing
Subdivision	Canals
City	Airdrie
Province	Alberta
Postal Code	T4B4L3

**Amenities**

Amenities	Golf Course, Playground, Schools, Shopping
Features	See remarks, Other, PVC window, Parking
Parking Spaces	2
Parking	Attached Garage
# of Garages	1
View	View

**Interior**

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Hood Fan
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3

## Exterior

Exterior	Stone, Vinyl siding
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Royal LePage Benchmark



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