

292 Canals Crossing SW
Airdrie, Alberta

MLS # A2196218



\$449,000

Division:	Canals		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,508 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Cleared, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to this gorgeous end-unit townhouse With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot . Moreover, visitor parkings also available in front of unit. Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests. Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze. This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minutes drive to Calgary and 20 minutes drive to Calgary International Airport. If you're looking for a stylish and comfortable place to call home, this one is a must-see. Book your private showing today!