

# \$360,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2244047

**\$360,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

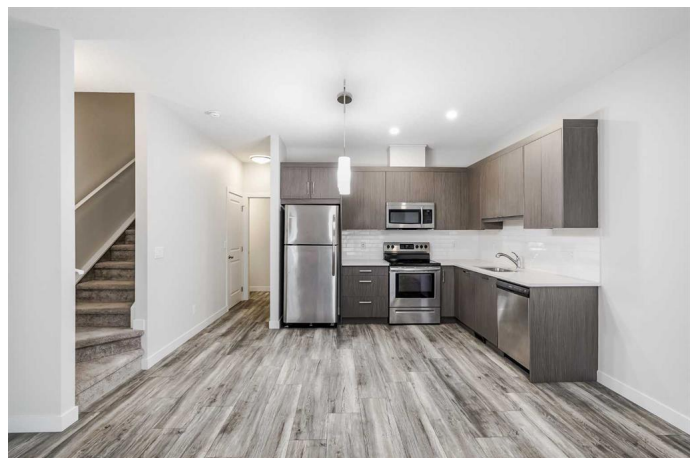
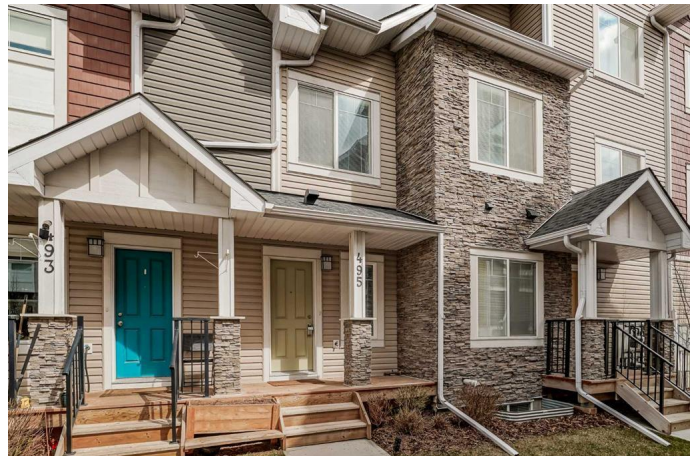
Discover a stylish and exceptionally functional gem within a highly sought-after complex, presenting a rare opportunity for elevated living!

This meticulously appointed home offers the ultimate in comfort and convenience, featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom.

The bright and inviting main floor showcases a contemporary open-concept design, highlighted by sleek vinyl flooring and a modern kitchen equipped with premium stainless steel appliances. This seamless layout is perfectly crafted for both relaxed everyday living and effortless entertaining. Adding to the home's practicality, the laundry facilities are thoughtfully located on the upper level, eliminating the need to haul baskets up and down stairs.

What truly distinguishes this property is its unfinished basement with soaring 9-foot ceilings—a highly coveted feature unique to very few units within this complex. This expansive lower level provides an exceptional blank canvas, ready for you to customize!

Convenience extends outdoors with a single attached garage and additional parking space on the driveway for a second vehicle. This townhome boasts a prime location, placing you



just steps away from top-rated schools, a diverse array of shops and restaurants, vibrant playgrounds, and serene walking paths.

More than just a townhome, this property represents a smart investment in both lifestyle and undeniable potential. Do not miss your chance to own this one-of-a-kind residence that truly stands apart!

Built in 2019

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2244047      |
| Price          | \$360,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,153         |
| Acres          | 0.03          |
| Year Built     | 2019          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 495 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B4L3                 |

**Amenities**

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Park, Playground, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 2                                                      |
| Parking        | Additional Parking, Driveway, Single Garage Attached   |

# of Garages 2

### Interior

Interior Features Built-in Features, No Animal Home, No Smoking Home, Open Floorplan  
Appliances Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings  
Heating Forced Air  
Cooling None  
Has Basement Yes  
Basement Full, Partially Finished

### Exterior

Exterior Features Courtyard, Playground, Private Entrance  
Lot Description Landscaped, Lawn, Level, Street Lighting  
Roof Asphalt Shingle  
Construction Stone, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed July 30th, 2025  
Days on Market 14  
Zoning R5

### Listing Details

Listing Office eXp Realty

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