

# \$449,900 - 272 Canals Crossing Sw, Airdrie

MLS® #A2198880

**\$449,900**

3 Bedroom, 2.00 Bathroom, 689 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

\*\*\*Builder total area was 1400 sqft approximately\*\*\*Nestled alongside enchanting canals, introducing a stunning walkout West backing bungalow with 3 bedrooms, 2 full bathrooms, centralized air-conditioning, spanning over 1400 square feet of living space, featuring front Single garage (Oversize), extra storage, premium finishes, fully developed basement with 2 bedrooms, this home effortlessly blends modern sophistication with a tranquil waterside ambiance. Upon entry, you're greeted by a spacious primary bedroom designed as a private retreat, while the main level unfolds with an open-concept layout seamlessly connecting living areas. The kitchen, adorned with stainless steel appliances with GAS stove and quartz countertops, exudes both functionality and elegance. Step onto the deck, let the day's worries dissipate as you absorb the captivating canal views. Abundant windows flood the space with natural light, enhancing the contemporary design and fostering an airy atmosphere. Descending to the walkout level, two additional bedrooms and a cozy living room await, providing ample space for guests or family members. Embracing indoor-outdoor living, this level opens up to the scenic canals, blurring the boundaries between indoors and outdoors. Adding to its allure, the townhome features a single attached garage for secure parking and extra storage. With a low condo fee, the community ensures a low-maintenance



lifestyle, allowing you to focus on enjoying the beauty and tranquility of your surroundings.

Built in 2023

### Essential Information

MLS® #	A2198880
Price	\$449,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	689
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	272 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

### Amenities

Amenities	None
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Master Downstairs
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 3rd, 2025
Days on Market	31
Zoning	R5

### **Listing Details**

Listing Office	PREP Realty
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.