

# \$414,900 - 485 Canals Crossing Sw, Airdrie

MLS® #A2236374

**\$414,900**

2 Bedroom, 3.00 Bathroom, 1,161 sqft  
Residential on 0.04 Acres

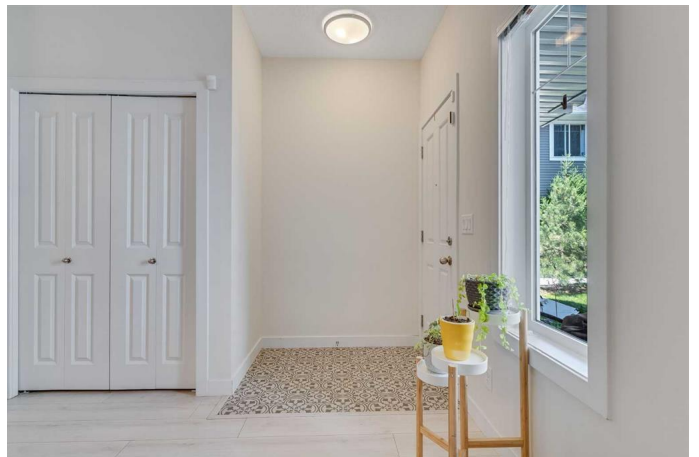
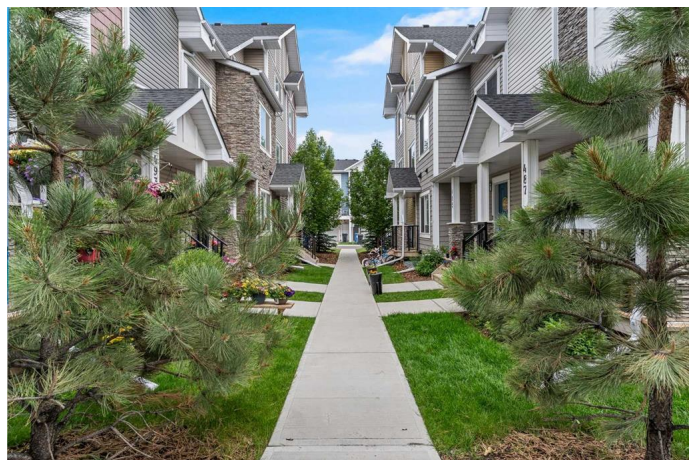
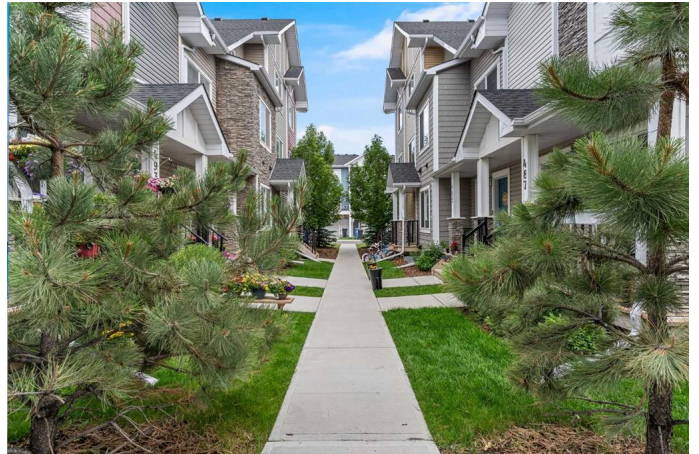
Canals, Airdrie, Alberta

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!

Built in 2019

### Essential Information

MLS® #	A2236374
Price	\$414,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,161
Acres	0.04
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	485 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 4L3

### Amenities

Amenities	Playground, Snow Removal, Trash, Visitor Parking, Community Gardens
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	No Animal Home
Appliances	Dishwasher, Electric Stove, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Other
Lot Description	Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete, Slab

## Additional Information

Date Listed	July 4th, 2025
Days on Market	23
Zoning	R5

## Listing Details

Listing Office	eXp Realty
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