# \$449,900 - 298 Canals Crossing, Airdrie

MLS® #A2253767

## \$449,900

3 Bedroom, 3.00 Bathroom, 1,460 sqft Residential 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'II 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.

#### Built in 2023

#### **Essential Information**

MLS® # A2253767 Price \$449,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,460 Acres 0.00 Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 298 Canals Crossing

Subdivision Canals
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4L3

### **Amenities**

Amenities Snow Removal, Trash, Visitor Parking

Parking Spaces 2

Parking Garage Door Opener, Insulated, Single Garage Attached

# of Garages 1

#### Interior

Interior Features High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Vinyl

Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Gas Range, Range Hood,

Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, See

Remarks, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed September 8th, 2025

Days on Market 2

Zoning R5

## **Listing Details**

Listing Office Royal LePage Benchmark

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