

# \$400,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2223451

**\$400,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience.

The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level – no more hauling baskets up and down stairs!

What truly sets this home apart? This unit has a basement (unfinished) – a coveted feature in this complex – with soaring 9-foot ceilings, providing a blank canvas to create your dream space!

Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths.

This is more than a townhome – it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!

Built in 2019

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2223451      |
| Price          | \$400,000     |
| 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                   |
| 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    | May 22nd, 2025 |
| Days on Market | 26             |
| Zoning         | R5             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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