# \$414,900 - 458 Canal Crossing, Airdrie

MLS® #A2188098

# \$414,900

2 Bedroom, 3.00 Bathroom, 1,387 sqft Residential on 0.00 Acres

Canals, Airdrie, Alberta

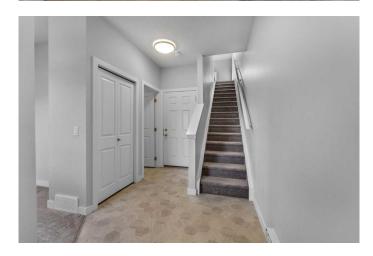
Welcome to this charming 2-bedroom, 3-bathroom townhome in the highly desirable community of Canals in Airdrie, offering IMMEDIATE POSSESSION! This thoughtfully designed home features a SINGLE ATTACHED GARAGE and a practical, open layout with modern finishes throughout. Upon entering, you'll be greeted by a spacious den on the entry levelâ€"perfect for a home office or additional living space. A convenient 2-piece bathroom and access to the attached garage are also located on this floor, along with a PRIVATE FRONT YARD, offering a peaceful outdoor retreat.

The main level boasts stunning LUXURY VINYL FLOORING that flows seamlessly throughout, creating a modern and inviting atmosphere. The stylish kitchen is equipped with stainless steel appliances, including a refrigerator, microwave hood fan, dishwasher, and electric oven. Quartz countertops, a kitchen island, and ample cabinetry provide both elegance and functionality. The open-concept living and dining areas are filled with natural light, thanks to east and west-facing windows in the living room, making it an ideal space for entertaining or relaxing. A glass patio door leads to your private balcony, perfect for enjoying summer evenings.

Upstairs, you'll find two comfortable bedrooms and two bathrooms, both with quartz countertops. The primary bedroom boasts







his-and-her closets and a 4-piece ensuite. A second bedroom, 4-piece bath, and convenient upper-level laundry complete this floor. With air conditioning throughout, you'II stay cool all summer long.

This townhome is ideally located in the vibrant Canals community, with easy access to playgrounds, schools, shopping, dining, and moreâ€"all within walking distance. Deerfoot Trail is just minutes away, providing a quick commute to downtown Calgary. CrossIron Mills Mall and the Calgary International Airport are also nearby, offering convenient shopping and travel options.

Don't miss your chance to own this beautiful townhome in Canals. Book your showing today and make this stunning home yours!

Built in 2023

#### **Essential Information**

MLS® # A2188098 Price \$414,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,387

Acres 0.00

Year Built 2023

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 458 Canal Crossing

Subdivision Canals

City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 4L3

#### **Amenities**

Amenities Visitor Parking, Secured Parking, Snow Removal, Trash

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** 

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage

Control(s), Microwave Hood Fan, Refrigerator, Washer, Window

Coverings

Heating Forced Air Cooling Central Air

Basement None

## **Exterior**

Exterior Features Balcony

Lot Description Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

# **Additional Information**

Date Listed January 29th, 2025

Days on Market 44
Zoning R5

# **Listing Details**

Listing Office RE/MAX Real Estate (Central)

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