

# \$420,000 - 561 Canals Crossing Sw, Airdrie

MLS® #A2248909

**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,170 sqft

Residential on 0.03 Acres

Canals, Airdrie, Alberta

If you've been waiting for a townhouse that feels like home from the moment you step inside, this is it. Immaculate, upgraded, and styled to perfection, this 1,170 sq. ft. 2-bedroom, 2.5-bath home stands out from the rest.

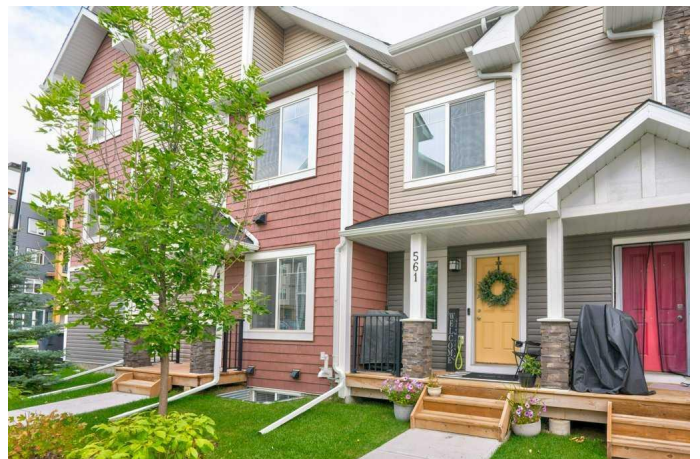
The main floor's open concept layout is bright and airy, anchored by a designer kitchen with quartz counters, a large island, and quality finishes. Even the flooring and tile have been upgraded, adding style and durability throughout. A welcoming front porch, custom feature walls, and a rear mud room leading to the attached garage add both function and flair.

Upstairs, two spacious bedrooms each have direct access to a full bathroom. The primary suite boasts a walk-through closet and private ensuite with an oversized stand-up shower. Convenient upper laundry and thoughtful storage make everyday life easier.

The basement is ready for your future plans, while low condo fees and remaining builder's warranty give you peace of mind. Outside, you're steps to walking paths, parks, playgrounds, and the canal, with schools, shopping, and dining nearby. Every detail is done, all that's left is for you to move in and enjoy.

Built in 2021

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2248909      |
| Price          | \$420,000     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,170         |
| Acres          | 0.03          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 561 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

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

### Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                  |
| Cooling           | None                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                      |
| Basement          | Full, Unfinished                                                                                                                                         |

**Exterior**

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Private Entrance  |
| Lot Description   | Landscaped        |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Wood Frame |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 16th, 2025 |
| Days on Market | 70                |
| Zoning         | R5                |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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