

# \$625,000 - 89 Canals Circle Sw, Airdrie

MLS® #A2225816

**\$625,000**

4 Bedroom, 3.00 Bathroom, 1,773 sqft

Residential on 0.12 Acres

Canals, Airdrie, Alberta

**\*Open House Saturday June 14th 3-5pm\***

Welcome to The Canals â€” one of Airdrieâ€™s most sought-after communities! This beautiful 2-storey home is ideally situated, backing onto a serene green space with a picturesque waterfall view. Offering space, style, and room to grow, this property is sure to impress.

Step inside to find vinyl plank flooring and an updated kitchen featuring a central island and a convenient walk-through pantryâ€”perfect for families who need extra storage. The open-concept main floor includes a cozy living room with a gas fireplace, bright oversized windows, and a sunny dining area that opens onto a spacious backyard deckâ€”ideal for entertaining.

Upstairs, the expansive primary suite boasts a large walk-in closet and a luxurious ensuite with a corner soaker tub, separate shower, and double vanity. Two additional bedrooms offer generous closet space and share a full 4-piece bathroom.

Downstairs, the walk-up basement with a separate entrance includes a finished office space and awaits your personal touch for future development. This basement is bright and has great storage space. The oversized double attached garage provides plenty of room for vehicles and storage. All of this in a perfect locationâ€”close to schools, shopping,



restaurants, and scenic walking paths.  
Donâ€™t miss your chance to call this  
homeâ€™book your showing today!

Built in 2005

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2225816    |
| Price          | \$625,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,773       |
| Acres          | 0.12        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 89 Canals Circle Sw |
| Subdivision | Canals              |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B 2Z7             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance                       |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window |

|                 |   |
|-----------------|---|
|                 | Coverings                                     |
| Heating         | Forced Air, Natural Gas                       |
| Cooling         | Central Air                                   |
| Fireplace       | Yes   |
| # of Fireplaces | 1   |
| Fireplaces      | Gas, Living Room                              |
| Has Basement    | Yes   |
| Basement        | Partial, Partially Finished, Walk-Up To Grade |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Garden                 |
| Lot Description   | Level, Rectangular Lot |
| Roof              | Asphalt Shingle        |
| Construction      | Mixed                  |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 6               |
| Zoning         | R2              |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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