

# \$419,000 - 457 Canals Crossing Sw, Airdrie

MLS® #A2235071

**\$419,000**

4 Bedroom, 3.00 Bathroom, 1,073 sqft

Residential on 0.04 Acres

Canals, Airdrie, Alberta

Bright Corner Unit with Modern Finishes and Fully Developed Basement. This sun-filled corner unit offers south and west-facing windows, providing an abundance of natural light throughout the open-concept main floor. Featuring 9'™ ceilings, this spacious layout is perfect for both everyday living and entertaining. The modern kitchen boasts quartz countertops, a large island, stainless steel appliances, and ample cabinet and counter space—ideal for home cooks and entertainers alike. Upstairs, you'll find two generous bedrooms and a stylish 4-piece bathroom with a quartz vanity. Enjoy the convenience of upstairs laundry—no need to haul clothes up and down stairs. The fully finished basement includes a third bedroom, an additional 4-piece bathroom, and a versatile den perfect for a home office, gym, or flex space. This well-maintained home is move-in ready and located in a desirable neighborhood. Schedule your showing today—this one won't last!

Built in 2020

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2235071  |
| Price      | \$419,000 |
| Bedrooms   | 4         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |               |
|----------------|---------------|
| Half Baths     | 1             |
| Square Footage | 1,073         |
| Acres          | 0.04          |
| Year Built     | 2020          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 457 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T2B 4L3                |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Visitor Parking        |
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |                                                                                                                     |
|-------------------|---------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings, Built-In Refrigerator                            |
| Heating           | Forced Air                                                                                                          |
| Cooling           | None                                                                                                                |
| Has Basement      | Yes                                                                                                                 |
| Basement          | Finished, Full                                                                                                      |

### **Exterior**

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | None                                         |
| Lot Description   | Level, Many Trees, Street Lighting           |
| Roof              | Asphalt Shingle                              |
| Construction      | Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation        | Poured Concrete                              |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 55              |
| Zoning         | R5              |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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