

# \$450,000 - 342 Canals Crossing Sw, Airdrie

MLS® #A2208178

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,505 sqft  
Residential on 0.00 Acres

Canals, Airdrie, Alberta

Experience the perfect blend of style, comfort, and convenience in this beautifully upgraded townhouse, ideally situated along the scenic canal in the heart of Airdrie. Offering 1,504 sq. ft. of thoughtfully designed space, this home features 3 bedrooms, 2.5 bathrooms, and an attached single garage, creating a seamless balance of function and elegance. With North front exposure, you'll wake up and can enjoy your coffee in your private balcony. At the heart of the home, the open-concept kitchen shines with upgraded appliances, including a premium slide-in Electric stove perfect for cooking and entertaining. The main level flows effortlessly with a spacious dining area, an inviting living room, and easy outdoor access, making it ideal for both relaxation and hosting. Upstairs, you'll find three spacious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, offering a private retreat to unwind. Both the primary and a secondary bedroom comes with great size of windows, while the convenience of upper-level laundry enhances everyday ease. Additional features include central air conditioning, ensuring year-round comfort, an attached single garage, extra driveway parking, and ample visitor parking. Nestled in a family-friendly community, you're just moments from schools, parks, shopping, and more. Whether you're searching for your next home or a smart investment, this stunning townhouse delivers the ideal combination of comfort, modern upgrades, and an unbeatable



locationâ€™all at an incredible value. Donâ€™t miss outâ€™schedule your viewing today!

Built in 2024

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2208178      |
| Price          | \$450,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,505         |
| Acres          | 0.00          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 342 Canals Crossing Sw |
| Subdivision | Canals                 |
| City        | Airdrie                |
| County      | Airdrie                |
| Province    | Alberta                |
| Postal Code | T4B 4L3                |

### Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | Parking                |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters                                     |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air   |

|          |             |
|----------|-------------|
| Cooling  | Central Air |
| Basement | None        |

### **Exterior**

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony, Lighting                  |
| Lot Description   | City Lot, Street Lighting          |
| Roof              | Asphalt Shingle                    |
| Construction      | Concrete, Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete                    |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 3               |
| Zoning         | R-5             |

### **Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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