

# \$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 9â€™™ 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 spaceâ€”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 laundryâ€”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 todayâ€”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	Built-In Refrigerator, Dishwasher, Dryer, Range Hood, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### 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	10
Zoning	R5

## Listing Details

Listing Office      RE/MAX iRealty Innovations

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