

# \$620,900 - 1046 Channelside Way Sw, Airdrie

MLS® #A2218698

**\$620,900**

3 Bedroom, 3.00 Bathroom, 1,138 sqft

Residential on 0.09 Acres

Canals, Airdrie, Alberta

Welcome to 1046 Channelside Way, a beautifully finished bungalow in the heart of Airdrie. From the moment you walk through the front door, the soaring vaulted ceilings create a grand and open atmosphere. Warm hardwood floors flow throughout the main living space and into the well-appointed kitchen, where you'll find ample counter space and generous storage—perfect for day-to-day living and entertaining. The inviting living area features a cozy three-sided fireplace, ideal for family gatherings or quiet evenings at home.

The primary bedroom is spacious and comfortable, complete with a walk-in closet and a private four-piece ensuite. Downstairs offers even more living space with a large recreation area, an additional bedroom, a full bathroom, and plenty of storage for all your needs. Step outside to your private backyard oasis, where a two-level deck offers sun-filled days and the perfect setting for barbecues or relaxing in the warm weather. Central air conditioning is already in place to keep you cool and comfortable all summer long.

Situated on a quiet, family-friendly street, this home is just a short walk to shops, schools, and everyday amenities. You're also only steps away from the scenic walking and biking path that winds through the neighborhood. Don't miss your chance to own this fantastic home—call today to book your private showing.



Built in 2005

## Essential Information

MLS® #	A2218698
Price	\$620,900
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,138
Acres	0.09
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1046 Channelside Way Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3H9

## Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Three-Sided
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Private Yard  
Lot Description        Back Yard, No Neighbours Behind  
Roof                      Asphalt Shingle  
Construction          Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              May 7th, 2025  
Days on Market        11  
Zoning                    R1

**Listing Details**

Listing Office            Real Broker

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