

# \$409,900 - 604 Canals Crossing Sw, Airdrie

MLS® #A2231944

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,082 sqft

Residential on 0.00 Acres

Canals, Airdrie, Alberta

Experience modern living at its finest in this beautifully maintained 2 bedroom, 2.5 bath stacked townhouse, ideally located in the highly sought-after Canals community of Airdrie. With 1,082 sq. ft. of thoughtfully designed living space, this home offers the perfect blend of comfort, functionality, and contemporary style. The open concept main floor welcomes you with durable vinyl plank flooring, a bright and spacious living room, and a sleek, modern kitchen perfect for both daily living and entertaining. Just off the entrance, a practical mudroom helps keep everything organized, leading directly to the attached garage for added convenience. Upstairs, enjoy cozy carpet throughout and two generously sized bedrooms, including a private primary retreat complete with a walk in closet and a 4 piece ensuite. A second full 4 piece bathroom on the upper floor offers added convenience for family or guests. Youâ€™ll also love the upper level laundry and a main floor 2 piece powder room designed with guests in mind. The undeveloped basement provides exciting potentialâ€”ideal for a home office, gym, recreation space, or extra storage. Perfectly situated along 8th Street SW, this home puts you within minutes of everything you need. Enjoy nearby grocery stores, shopping, coffee shops, restaurants, schools, playgrounds, and scenic walking paths that wind through the beautiful Airdrie Canals. Whether you're a first-time buyer, down sizer, or simply looking for low maintenance living in a vibrant, family



friendly neighbourhood, this home delivers exceptional value and everyday convenience. Move in ready and full of potential, itâ€™s the perfect place to call home.

Built in 2023

**Essential Information**

MLS® #	A2231944
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,082
Acres	0.00
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	Stacked Townhouse
Status	Active

**Community Information**

Address	604 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L4

**Amenities**

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

**Interior**

Interior Features	High Ceilings, Kitchen Island, No Animal Home
Appliances	Electric Oven, Garage Control(s), Microwave, Refrigerator,

	Washer/Dryer Stacked
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	None, Partially Finished, Unfinished

## Exterior

Exterior Features	None
Lot Description	Other
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	3
Zoning	R

## Listing Details

Listing Office	Real Broker
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