

# \$385,000 - 495 Canals Crossing Sw, Airdrie

MLS® #A2233992

**\$385,000**

2 Bedroom, 3.00 Bathroom, 1,153 sqft  
Residential on 0.03 Acres

Canals, Airdrie, Alberta

Functional gem within a highly sought-after complex, presenting a rare opportunity for elevated living!

This meticulously appointed home offers the ultimate in comfort and convenience, featuring two spacious primary bedrooms, each complete with its own private ensuite bathroom.

The bright and inviting main floor showcases a contemporary open-concept design, highlighted by sleek vinyl flooring and a modern kitchen equipped with premium stainless steel appliances. This seamless layout is perfectly crafted for both relaxed everyday living and effortless entertaining. Adding to the home's practicality, the laundry facilities are thoughtfully located on the upper level, eliminating the need to haul baskets up and down stairs.

What truly distinguishes this property is its unfinished basement with soaring 9-foot ceilings—a highly coveted feature unique to very few units within this complex. This expansive lower level provides an exceptional blank canvas, ready for you to customize and create your dream space, whether it be a media room, home gym, or additional living quarters.

Convenience extends outdoors with a single attached garage and additional parking space



on the driveway for a second vehicle. This townhome boasts a prime location, placing you just steps away from top-rated schools, a diverse array of shops and restaurants, vibrant playgrounds, and serene walking paths.

More than just a townhome, this property represents a smart investment in both lifestyle and undeniable potential. Do not miss your chance to own this one-of-a-kind residence that truly stands apart!

Built in 2019

**Essential Information**

MLS® #	A2233992
Price	\$385,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,153
Acres	0.03
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	495 Canals Crossing Sw
Subdivision	Canals
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B4L3

**Amenities**

Amenities	Park, Playground, Snow Removal, Trash, Visitor Parking
Parking Spaces	2

Parking	Driveway, Single Garage Attached, Additional Parking
# of Garages	2

### Interior

Interior Features	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	Playground, Private Entrance, Courtyard
Lot Description	Landscaped, Lawn, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 24th, 2025
Days on Market	3
Zoning	R5

### Listing Details

Listing Office	eXp Realty
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