



**GRASSROOTS**  
REALTY GROUP

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**549 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2238495**



**\$410,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,062 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Low Maintenance Landscape, Street Lighting		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Laminate, Linoleum
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 260
<b>LLD:</b>	-
<b>Zoning:</b>	R5
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to this beautifully townhome within a favorably complex. Arrive at the front to a good size veranda where you can sit and enjoy quiet evenings or watch your kids playing outside. Open the door to a nice laminate flooring on the main-floor and stairs, upstairs floors are carpeted, Bathroom floors are linoleum. This townhome features 2 bedrooms and 2.5 bathrooms, a fully functional kitchen with a nice size island and lots of cupboard space comes with four appliances, just across from the kitchen is a nice size living room where you can relax while cooking, an open-concept vibe giving the space more light, 2 piece power room just behind the kitchen and when coming in from the single attached garage which also feature a parking pad for an additional space, the laundry room is conveniently situated on the upper floor. This location features schools, parks, pathway and a variety of amenities. This home is perfect for first-time home buyer, investor or someone looking to downsize. Call today for your private viewing