



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

372 Canals Crossing SW
Airdrie, Alberta

MLS # A2265091



\$399,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: N/A

Gorgeous Townhome with Direct Canal Views in the Heart of Airdrie! WATERFRONT LIVING- Experience the ideal balance of elegance, comfort, and a serene natural setting in this thoughtfully crafted home. Carpet Stair case replaced with new vinyl flooring. With its bright, spacious layout and breathtaking canal views, this home is an oasis of modern living. Enjoy the convenience of a single-attached garage and additional visitor parking — perfect for hosting family and friends. Step inside and be welcomed by a BRIGHT and SPACIOUS open-concept main floor, where the gourmet kitchen becomes the heart of your home, offering generous counter space and a perfect layout for cooking and entertaining. The large living room and a sunny dining area provide a seamless flow, perfect for gatherings or cozy evenings. A convenient 2-piece powder room adds functionality to the main level. Upstairs, discover three generously sized bedrooms, including a luxurious PRIMARY SUITE complete with a walk-in closet and a private 4-piece ensuite — your personal sanctuary. Two additional bedrooms and another 4-piece bathroom ensure space and comfort for family members or guests. The outdoor experience is truly unmatched — step out onto your PRIVATE BALCONY and embrace the calming views of the canal, where tranquil waters and colorful sunsets create a perfect setting for morning coffee or evening relaxation. Whether you're watching the ducks glide by or enjoying a peaceful walk along the canal trails, this location offers a serene escape from the everyday. Homes like this are rare to find! Whether you're a first-time buyer, looking for an investment property, or simply craving the lifestyle of living by the water, this townhome offers exceptional value and unparalleled quality of life.

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