



**294 Canals Crossing SW
Airdrie, Alberta**

MLS # A2291759



\$379,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,481 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Corner Lot, Creek/River/Stream/Pond, Few Trees, Landscaped, L		

Heating:	Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 351
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: none

Welcome to this corner-unit townhome in the Canals community of Airdrie. This home offers 3 bedrooms, 2.5 bathrooms, a single attached garage, and a full driveway. The open-concept main floor, large windows, and a modern kitchen with quartz countertops, stainless steel appliances and drawers, and a central island. The dining area opens to a private balcony, and the upper level includes a primary bedroom with walk-in closet and ensuite, two additional bedrooms, a full bathroom, and convenient upper-level laundry. Located near canal pathways, shopping, restaurants, parks, and other amenities, this home offers practical, low-maintenance living in an established community.