



**294 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2291759**



**\$378,000**

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

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