



**524 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2293142**



**\$365,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,384 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 358
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

Welcome to this beautifully maintained 2-bedroom, 2.5-bathroom townhouse in the family-friendly community of Canals in Airdrie. This home offers AIR CONDITIONING, stylish upgrades, a bright and spacious white kitchen, and an oversized single attached garage. Alarm-monitored security system with features such as motion detectors, cameras, and smart doorbells will enhance your safety. Located in one of Airdrie’s most desirable communities, the Canals is known for its scenic walking and biking paths while still providing easy access to nearby shops, restaurants, schools, and everyday amenities. Upon entry, you’re welcomed by a spacious foyer, a convenient powder room, and a versatile flex space that can be used as a home office, gym, or additional living area. The main floor features a bright open-concept layout with 9-foot ceilings, creating an inviting atmosphere. The modern kitchen showcases an upgraded Maytag appliance package, quartz countertops, an under-mount sink, soft-close cabinetry, and a large centre island perfect for cooking and entertaining. Just off the kitchen is a spacious balcony with a gas line for BBQing. The generous dining and living areas provide plenty of room to relax or host guests. Upstairs, the primary bedroom features a 4-piece ensuite and generous closet space. A second spacious bedroom, another full 4-piece bathroom, and upper-level laundry adds to daily convenience. Located close to schools, shopping, and restaurants, with the added bonus of the nearby canal pathways creating a beautiful setting year-round. Whether you’re looking for your first home, an investment property, or a low-maintenance lifestyle, this townhome offers comfortable canal-side living in the heart of Airdrie.