



**1191 Channelside Drive SW
Airdrie, Alberta**

MLS # A2294349



\$409,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 353
Basement:	Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Open Floorplan, Quartz Counters, See Remarks, Storage		

Inclusions: N/A

Welcome to low-maintenance living in one of Airdrie's most sought-after locations—the Canals. If lifestyle and convenience are at the top of your list, this townhome delivers. Just steps from the beautiful and extensive canal pathway system, you'll enjoy walking trails, parks, playgrounds, and the unique opportunity to paddleboard or kayak right in your own community, an everyday retreat of peace and outdoor enjoyment. Perfectly positioned, this home offers true walkability: Sobeys, Midtown Plaza, Creekside Crossing, shops, restaurants, and everyday essentials are only minutes away. Airdrie's vibrant Main Street and Nose Creek Park are also within easy reach, making this one of the most convenient locations in the city. Inside, this spacious 2-bedroom, 2.5-bathroom townhome offers a classic and highly functional 2-storey layout. You're welcomed by 9 ft ceilings and an open-concept design that feels bright, spacious, and inviting. The kitchen and dining area easily accommodate large furniture and include peninsula seating, great for hosting and entertaining. The living room is equally generous, offering flexibility for various furniture configurations. The main floor is completed by a 2-piece bathroom and convenient direct access to the rear-attached garage. Upstairs, you'll find two large bedrooms, each with its own ensuite, providing comfort and privacy for homeowners or guests. The second floor also adds a spacious laundry room and an additional area perfect for a desk or home office set-up. Parking is plentiful with an attached garage, a full driveway, visitor parking, and additional street parking out front. The complex also features green spaces, a picnic area, and a playground for residents to enjoy. A fantastic opportunity in an unbeatable location. Don't miss your chance to call the Canals home.