



GRASSROOTS
REALTY GROUP

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546 Canals Crossing SW
Airdrie, Alberta

MLS # A2194716



\$419,999

Division:	Canals		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,371 sq.ft.	Age:	2020 (5 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 341
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		

Inclusions: N/A

Modern Townhome in The Canals & Airdrie's Most Sought-After Neighborhood ?? Location: The Canals, Airdrie ?? Bedrooms: 2 + Den ?? Bathrooms: 2.5 ?? Parking: [Garage/Driveway] ?? Property Highlights: ? Spacious Open-Concept Living & Massive windows, soaring 9' ceilings, and abundant natural light ? Gourmet Kitchen & Beautifully upgraded with sleek granite countertops and a MARVELOUSLY Large Island—perfect for casual dining and entertaining ? Private Balcony & Enjoy sunny days with outdoor relaxation just off the kitchen ? Primary Suite Retreat & Large bedroom with ensuite featuring modern granite counters ? Additional Bedroom & Full Bath & Spacious second bedroom with a full bathroom across the hall ? Convenient Laundry & Full-size washer & dryer on the third floor ? Versatile Main Floor Den & Ideal for a home office, gym, or additional living space ?? Prime Location: ?? Situated in the heart of Airdrie, this home is steps away from: ? Coffee Shops | ?? Grocery Stores | ?? Scenic Canal-Side Trails ?? Don't Miss This Opportunity! This townhome offers modern elegance and unbeatable convenience.