



**322 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2195362**



**\$459,800**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,520 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<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>	Breakfast Bar, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Garage Door Opener/Controls

Experience the perfect blend of style, comfort, and convenience in this beautifully upgraded townhouse, ideally situated along the scenic canal in the heart of Airdrie. Offering 1,520 sq. ft. of thoughtfully designed space, this home features 3 bedrooms, 2.5 bathrooms, and an attached garage, creating a seamless balance of function and elegance. With southwest exposure and direct access to walking paths along the canal, you'll wake up to peaceful water views and enjoy stunning sunsets from your private balcony. At the heart of the home, the open-concept kitchen shines with upgraded appliances, including a premium slide-in gas range—perfect for cooking and entertaining. The main level flows effortlessly with a spacious dining area, an inviting living room, and easy outdoor access, making it ideal for both relaxation and hosting. Upstairs, you'll find three well-appointed bedrooms, including a primary suite with a walk-in closet and a luxurious 4-piece ensuite, offering a private retreat to unwind. Both the primary and a secondary bedroom capture gorgeous canal views, while the convenience of upper-level laundry enhances everyday ease. Additional features include central air conditioning, ensuring year-round comfort, an attached single garage, extra driveway parking, and ample visitor parking. Nestled in a family-friendly community, you're just moments from schools, parks, shopping, and more. Whether you're searching for your next home or a smart investment, this stunning townhouse delivers the ideal combination of comfort, modern upgrades, and an unbeatable location—all at an incredible value. Don't miss out—schedule your viewing today!