



**292 Canals Crossing SW  
Airdrie, Alberta**

**MLS # A2196218**



**\$449,000**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,508 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Cleared, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<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>	Kitchen Island, Open Floorplan		

**Inclusions:** N/A

Welcome to this gorgeous end-unit townhouse With 1,507.89 sqft of thoughtfully designed space, this 3-bedroom, 2.5-bathroom home is the perfect blend of style and functionality. You'll love the convenience of a single attached garage plus an extra driveway parking spot . Moreover, visitor parkings also available in front of unit. Located in a prime spot with stunning views of the Canal, this home feels both elegant and inviting. The open-concept main floor is bright and airy, wide-plank vinyl flooring, and plenty of natural light pouring in from the surrounding windows. The modern kitchen is a showstopper, featuring sleek white cabinetry, quartz countertops, stainless steel appliances, and a spacious island—perfect for meal prep, casual dining, or entertaining guests. Upstairs, the primary suite is your private retreat, complete with a 4-piece ensuite and a generous walk-in closet. Two more good-sized bedrooms, another full bathroom, and a conveniently located laundry room make everyday living a breeze. This low-maintenance home is in an amazing neighborhood with easy access to schools, shopping, parks, walking distance Tim hortons and 3-5 Minutes drive to all the amenities you need—plus, it's just a quick 15-minutes drive to Calgary and 20 minutes drive to Calgary International Airport. If you're looking for a stylish and comfortable place to call home, this one is a must-see. Book your private showing today!