



**258 Canals SW
Airdrie, Alberta**

MLS # A2198287

\$445,000



Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,507 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Welcome to the Canals, Airdrie's most sought-after neighborhood and this modern townhome that's perfectly situated located steps from canal and its walking path! The Main Floor has an open-concept living area, boasting Large Windows, an abundance of Natural light and a beautifully upgraded kitchen with Quartz counters and a Large Island, perfect for entertaining and enjoy sunny days on your private balcony just off the kitchen. Upstairs is a spacious Primary Bedroom with a Walk-in Closet and a 4-piece ensuite. There are 2 more generously sized bedrooms and another full bathroom. A convenient laundry room completes the upper floor. This home has it all with an attached garage, and the location is unbeatable, with coffee shops, a grocery store, and scenic canal-side trails all within walking distance. Don't miss out on this fantastic opportunity! Call to book your private showing today!