



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**342 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2208178**



**\$419,900**

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,505 sq.ft.	<b>Age:</b>	2024 (1 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>	City Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 339
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

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 1,504 sq. ft. of thoughtfully designed space, this home features 3 bedrooms, 2.5 bathrooms, and an attached single garage, creating a seamless balance of function and elegance. With North front exposure, you'll wake up and can enjoy your coffee in your private balcony. At the heart of the home, the open-concept kitchen shines with upgraded appliances, including a premium slide-in Electric stove 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 Specious bedrooms, including a primary suite with a walk-in closet and a 4-piece ensuite, offering a private retreat to unwind. Both the primary and a secondary bedroom comes with great size of windows, 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!