



GRASSROOTS
REALTY GROUP

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

**528 Canals Crossing SW
Airdrie, Alberta**

MLS # A2211905



\$439,000

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | Canals | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,377 sq.ft. | Age: | 2018 (7 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | 0.02 Acre | | |
| Lot Feat: | Front Yard, Landscaped, Level | | |

| | | | |
|--------------------|---------------------------------|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 352 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows

Inclusions: All shelving on walls will stay

Welcome to this beautifully styled townhouse located in the sought-after community of Canals in Airdrie. Offering 1,376 square feet of thoughtfully designed living space spread over three levels, this home perfectly blends function, comfort, and character. Step inside to discover a bright, open-concept layout featuring unique upgrades you won't find elsewhere. From designer wallpaper and eye-catching light fixtures to classic chair rail detailing, charming touches have been added throughout, giving this home a warm and inviting personality. This home offers two spacious bedrooms, each with generous closet space, and 2.5 bathrooms. The versatile bonus space on the entry level is perfect for a home office, gym, hobby room, or whatever you need it to be — the choice is yours. Enjoy the convenience of an attached single-car garage and the lifestyle perks of being in a family-friendly complex just steps from walking trails, serene canals, and a variety of nearby amenities including shops, schools, and parks. If you're looking for a home with character, modern touches, and an unbeatable location, this is the one for you!